

CITY OF WILDOMAR
PLANNING COMMISSION

Commission Members

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

REGULAR MEETING

WEDNESDAY, MARCH 17, 2010 AT 7:00 P.M.

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

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

AGENDA

1.0 CALL TO ORDER

- 1.1 Roll Call
- 1.2 Pledge of Allegiance

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

3.0 CONSENT ITEMS:

- 3.1 March 3, 2010 Regular Meeting Minutes.

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

None.

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

5.1 TENTATIVE TRACT MAP 31895, ZONE CHANGE NO. 6936 AND GENERAL PLAN NO. 801 (08-0164): The project proposes to subdivide a 30 acre site into a 51 lot subdivision and change the zoning from Rural Residential (R-R) to a combination of One-Family Residential (R-1), Open Area Combining Zone Residential Developments (R-5) and Water Course, Watershed & Conservation Area (W-1). This project also proposes to amend the General Plan Land Use designation of the site from Very Low Density Residential to Low Density Residential. APNs: 380-160-016, 380-160-019 & 380-160-020.

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

5.2 ZONE CODE AMENDMENT 10-01: Reduced side yard setbacks for small lots within the rural residential zone.

6.0 GENERAL BUSINESS ITEMS:

None.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

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

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

10.0 ADJOURNMENT

The next scheduled Regular Meeting of the City of Wildomar Planning Commission is April 21, 2010 at 7:00 P.M.

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

REPORTS: All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Chairperson prior to an individual being heard. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

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

ADA COMPLIANCE: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT: On March 12, 2010, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail.

**CITY OF WILDOMAR
PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 3, 2010**

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

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

Absent:

Staff Present: David Hogan, Planning Director
 Thomas Jex, Assistant City Attorney
 Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Chairman Devine led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

Resident Diane O'Malley provided copies of articles to the Commission and spoke about crime and traffic collisions.

3.0 CONSENT ITEMS:

3.1 FEBRUARY 3, 2010 REGULAR MEETING MINUTES

Vice-Chairman Nowak moved to approve the Minutes of February 3, 2010. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

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

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

None.

6.0 GENERAL BUSINESS ITEMS:

6.1 PRESENTATION ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Assistant City Attorney Thomas Jex made the Presentation.

7.0 ADMINISTRATIVE HEARINGS REPORT:

Director Hogan reported on the actions taken at the February 10, 2010 Director's Hearing.

8.0 PLANNING DIRECTOR'S REPORT:

Director Hogan thanked Attorney Jex for the presentation on CEQA and announced that the Council had adopted the water efficient landscaping but without the changes the Commission recommended. Mr. Hogan concluded by announcing that Planner del Solar would be leaving the Department.

9.0 PLANNING COMMISSION COMMENTS:

The Commission thanked Planner del Solar for his help to the Commission and his contributions to the City of Wildomar.

10.0 ADJOURNMENT:

The March 3, 2010 regular meeting of the Wildomar Planning Commission adjourned at 8:45 P.M.

Respectfully submitted:

David Hogan
Commission Secretary

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 5.1
PUBLIC HEARING
Meeting Date: March 17, 2010

TO: Chairman Devine, Members of the Planning Commission
FROM: Alia Kanani, Planner
SUBJECT: Hoover Ranch (08-0164)

General Plan Amendment 801, Zone Change 6936 and Tentative Tract Map 31895 - The proposed project includes a General Plan Amendment (GPA 801) from Very Low Density Residential (VLDR) to Low Density Residential (LDR); Change of Zone (CZ 6936) from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1); and Tentative Tract Map 31895 for the subdivision of 30.02 gross acre lot into a 51 residential lots and 3 open space lots at southeast of Huckaby Lane and northeast of Rancho Mirlo Road, in the City of Wildomar, County of Riverside, California

APN: 380-160-016, 380-160-019 and 380-160-020

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 08-0164 LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD KNOWN AS ASSESSOR’S PARCEL NO. 380-160-016, 380-160-019, AND 380-160-020”

2. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 801 TO CHANGE THE GENERAL PLAN DESIGNATION FROM VERY LOW RESIDENTIAL DENSITY (VLDR) TO LOW DENSITY RESIDENTIAL (LDR) ON A 30-ACRE SITE LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-019, AND 380-160-020"

3. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL (R-R) AND WATERCOURSE, WATERSHED & CONSERVATION AREA (W-1) TO ONE-FAMILY DWELLING (R-1), OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS (R-5) AND WATERCOURSE, WATERSHED & CONSERVATION AREA (W-1) 30-ACRE SITE LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD, KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-019, AND 380-160-020

4. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING TENTATIVE TRACT MAP 31895 TO SUBDIVIDE A 30-ACRE SITE LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD INTO 51-UNIT RESIDENTIAL LOTS, OPEN SPACE COMMUNITY AND PROVIDE FOR ROAD IMPROVEMENTS, KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-019, AND 380-160-020"

BACKGROUND:

The proposed project includes a General Plan Amendment (GPA 801) from Very Low Density Residential (VLDR) to Low Density Residential (LDR); Change of Zone (CZ 6936) from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1); and Tentative Tract Map 31895 for the subdivision of 30.02 gross acre lot into a 51-unit residential lots and open space community on the southeast of Huckaby Lane and northeast of Rancho Mirlo Road. The location of the project is shown in Attachment E.

The project is located on 30.02 acre site located southeast of Huckaby Lane and northeast of Rancho Mirlo Road. The project site has a General Plan Land Use designation Very Low Density Residential (VLDR). The site for the proposed subdivision consists of three parcels (380-160-016, 380-160-019, and 380-160-020) adjacent to Murrieta Creek which runs along the east boundary of the project site. The site was formerly used as a horse ranch, consisting of corrals, service roads, and chicken coops.

Currently, most of the site is vacant with the exception of a few mobile homes and dilapidated structures. The site is considered disturbed by rural residential activities that occurred previously on site. The topography of the site consists of relatively flat to low rolling terrain. A portion of the proposed project site lies within the 100 year floodplain of Murrieta Creek and drainage on the site flows generally southeast into Murrieta Creek. Elevations range approximately from 1,201 feet (Lot 4) to 1,174 feet (Lot 51) above mean sea level. Vegetation on the easterly portion of the site is characterized by annual weeds and grasses. Numerous oak trees and ornamental shrubs characterize the westerly portion of the site. The location of the project is provided in Attachment E.

The Hoover Ranch Project (Tract 31895) was originally submitted to the County of Riverside in 2004. The project included a General Plan Amendment (GPA 801) from Very Low Density Residential (VLDR) to Medium Density Residential (MDR); Change of Zone (CZ 6936) from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1); and Tentative Tract Map 31895 for the subdivision of 30.02 gross acre lot into 57 single-family residential lots with two open space lots.

The County of Riverside prepared an Initial Study for a Mitigated Negative Declaration (EA 39443) for GPA 801, CZ 6936 and TTM 31895. The Mitigated Negative Declaration was circulated for a period of 20 days from September 28, 2006 to October 18, 2006. The project was then brought before the Riverside County Planning Commission on October 18, 2006. At the meeting the hearing for the project was continued the December 6, 2006 meeting. At the December meeting the project was discussed and then continued to the February 21, 2007 meeting. No discussion was held at the February meeting and the project was again continued to April 4, 2007. Finally at the April 4, 2007 meeting, the project was continued off calendar. During the timeframe from the first Planning Commission meeting in October 2006 to April 2007, the project underwent a series of revisions including reducing the number of residential lots from 57 down to 51. After the City's incorporation in July 2008, the application was subsequently transferred to the City of Wildomar for processing.

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	Vacant	Very Low Density Residential (VLDR)	Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1)
North*	Residential	Estate Density Residential (EDR)	Rural Residential (R-R)
South*	Residential Subdivision	City of Murrieta Single-Family Residential	City of Murrieta Single-Family/SF-1
East*	Vacant	Very Low Density Residential (VLDR)/Medium Density Residential (MDR)	One-Family Dwelling (R-1)/ Watercourse, Watershed & Conservation Area (W-1)
West*	Residential Subdivision	City of Murrieta	City of Murrieta Single-Family/SF-1

* *Clinton Keith Road is assumed to run east-west.*

DISCUSSION:

The project consists of three components; an amendment to the General Plan Land Use Map, an amendment to the Official Zoning Map, and a tentative tract map. The project also includes the realignment of Rancho Mirlo Road. These components are discussed below.

General Plan Amendment

The existing General Plan Land Use Designation for the project site is Very Low Density Residential (VLDR), which allows for the development of single-family detached residences on large parcels from 1.0 acre to 2.0 acres. The surrounding land use designations include a mixture of Very Low Density Residential, Medium Density Residential, Estate Density Residential, and Single-Family Residential (in the City of Murrieta). The applicant is requesting an amendment of the General Plan Land Use map to Low Density Residential (LDR).

According to the City of Wildomar General Plan, the Low Density Residential land use designation allows the development of single-family detached residences on large

parcels from ½ acre to 1.0 acre. Under the LDR land use designation the maximum allowable number of residential unit on the project site would be 60. The project proposes 51 residential lots with three open space lots, which is a lower density than the maximum allowable density for the project site. The proposed General Plan Amendment will not cause any internal inconsistencies in the General Plan or other General Plan Elements as both the existing land use designation (VLDR) and proposed land use designation (LDR) are a low density land use intensity requiring single-family homes on large parcels. The proposed General Plan Land Use changes are shown in Attachment F.

Change of Zone

The General Plan Land Use Designation for the project site is Very Low Density Residential (VLDR). As previously discussed, the applicant is requesting an amendment of the General Plan Land Use map to Low Density Residential (LDR). According to the City of Wildomar General Plan, the Low Density Residential use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. The proposed zoning designations are shown in Attachment G.

The proposed change of zone from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling Zone (R-1) is consistent with the proposed LDR General Plan Land Use Designation. The R-1 portion of the site would be the areas proposed for future residential development. The minimum lot size in the R-1 zone is 7,200 square feet. The lots for the proposed project will range in size from 7,342 square feet to 18,535 square feet with an average lot size of 9,545 square feet. There will be approximately 51 residential lots on an approximate 30-acre site.

The sensitive habitat areas around the clusters of native oak trees and riparian forest adjacent to Murrieta Creek (Lot 52, Lot 53 and Lot A) will be designated Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1). The change of zone will insure the protection of the sensitive habitat and open space on the project site, which is consistent with the General Plan Open Space Land Use polices LU 20.2 and LU 20.4. LU 20.2 requires that developments be designed to blend in with undeveloped natural contours of the site and avoid unvaried, unnatural or manufactured appearance. LU 20.4 ensures that development does not adversely impact the open space and rural character of the surrounding area.

Tract Map

To enable the development of the site, the applicant is also requesting approval of a tentative tract map. Tentative Tract Map 31895 would subdivide the three existing parcels (380-160-016, 380-160-019 and 380-160-020) into 51 residential lots, three open space lots (Lot 52, 53 and Lot A) and street system for the subdivision including a gated entry at Rancho Mirlo Road. The minimum lot size in the One-Dwelling Family (R-1) zone is 7,200 square feet (Section 17.24.020). The lots for the proposed project will range in size from 7,342 square feet to 18,535 square feet with an average lot size of 9,545 square

feet. The R-1 zone also requires a minimum lot width of 60 feet and a depth of 100 feet (Section 17.24.020). The lots widths range from 61 feet to 118 feet and all the lots have at least 100 feet of depth. The majority of project site where the 51 lots will be located supports non-native vegetation and un-vegetated areas, with the exception of a few large oak trees in the westerly portion of the project site and the creek channel. No construction or grading activities will take place within the Murrieta Creek channel as part of the proposed project. The sizes of the various residential lots are described below.

Lot Areas for Tract 31895

Lot	Gross Lot Area (sq.ft)	Lot	Gross Lot Area (sq.ft)
1	8,517	27	8,264
2	8,778	28	8,306
3	8,904	29	8,425
4	13,500	30	8,935
5	13,973	31	8,935
6	13,824	32	10,539
7	13,831	33	9,735
8	13,984	34	8,433
9	16,094	35	9,495
10	18,535	36	12,866
11	8,415	37	8,168
12	7,800	38	9,005
13	7,387	39	9,090
14	7,428	40	8,396
15	7,544	41	8,131
16	7,544	42	6,886
17	7,544	43	7,479
18	7,482	44	7,951
19	9,645	45	8,020
20	7,740	46	12,715
21	7,740	47	11,743
22	7,740	48	10,042
23	8,337	49	8,286
24	7,342	50	7,673
25	7,518	51	12,514
26	9,620		
Developed Area		Lots 1 - 51	15.52 acres
Open Space Areas		Lots A, 52, 53	14.48 acres
Total Project Area			30.02 acres

The project proposes to protect sensitive habitat, including clusters of native oak trees and riparian forest adjacent to Murrieta Creek, by designating three open space lots (Lot 52, Lot 53 and Lot A). Lot 52, which is approximately 3.5 acres, is located on the western edge of the property will contain at least 15 coast live oak trees (*Quercus agrifolia* var. *agrifolia*) and a detention basin for the project. Lot 53, which is actually four lots totaling 0.64 acres, will be small open space lots at the end of the cul-du-sacs for Streets "B", "C", "D", and "E". Lot A is the largest open space lot at 10.36 acres and incorporates the channel and flood areas associated with Murrieta Creek along eastern portion of the project site. Lot A contains a Southern Cottonwood-Willow Riparian Forest. This type of riparian forest is dominated by western cottonwood (*Populus fremontii* subsp. *fremontii*) and black willow (*Salix gooddingii*) trees. Lot A will also include a dual 15-foot trail community trail and Flood Control Channel Maintenance Road along Murrieta Creek.

The existing site drainage is generally southeast into Murrieta Creek and a portion of the proposed project site lies within the 100 year floodplain of Murrieta Creek. The project has been designed so that all offsite flows will to be collected and conveyed by underground storm drains through the site. Onsite flows will to be conveyed by the proposed curb and gutter system to bioswales via reversed parkway drains. The project will be required to install an 18" downdrain at the north property line; install a double 48" barrel culvert within the open space parcel and install a 24" culvert from the 2.2 acre park area into Murrieta Creek in accordance with the design requirements defined in the Preliminary Drainage Study.

Primary access for the subdivision will be taken from Rancho Mirlo Road. Currently Rancho Mirlo Road is an unimproved dirt roadway that connects to Clinton Keith Road west of Grand Avenue. Rancho Mirlo Road is proposed to be realigned southwest of Slaughter House Canyon Creek in an S-shape curve to connect to Clinton Keith Road at Grand Avenue (further discussed under Realignment of Rancho Mirlo Road). The realignment of Rancho Mirlo Road will allow for a four-way intersection with Grand Avenue and Clinton Keith Road.

A secondary emergency access for the subdivision will be provided through Copper Canyon Park in the City of Murrieta at the south end of the project site. At the request of the City of Murrieta, the developer will be required to enter into an agreement with the Murrieta Community Services District (CSD) for an easement to allow a secondary access through Copper Canyon Park. The secondary access point will be gated and utilized for emergencies only. The County of Riverside Fire Department has approved the secondary access through Copper Canyon Park for an emergency access.

It is anticipated that approximately 15.52 acres of the site is to be graded for the subdivision. Estimated earthwork quantities include approximately 54,697 cubic yards of cut and 147,006 cubic yards of fill for a total of 92,310 cubic yards.

The project is proposed to be gated and the internal street will be private and maintained by the HOA. Based upon the layout of the proposed site plan, the proposed development lots will create developable pads in conformance with the requirements of

R-1 Zone. A plot plan application will be required for the final development plan for each phase of the development, model home complex and landscaping for typical front yards. The project has also been conditioned to provide a conceptual landscaping plan and safety lighting for the streets shall be required at the entrance, at the end of long cul-de-sacs and at all intersections. The configuration of Tentative Parcel Map 31895 is contained in Attachment H.

Realignment of Rancho Mirlo Road

As discussed, access to subdivision will be taken from Rancho Mirlo Road which will be realigned to connect to Clinton Keith Road opposite Grand Avenue and allow for a four way intersection. The realignment of Rancho Mirlo Road will cross an open parcel (380-160-007) that includes a span crossing of Slaughter House Canyon Creek realigning and improving Rancho Mirlo Road for a distance of approximately 2,065 feet. Realigning and improving the existing Rancho Mirlo Road, which is currently an unimproved dirt road, will be necessary to provide access to the new subdivision, while the span crossing will be necessary to accommodate the flow and velocity of water in Slaughter House Canyon Creek generated by a 100-year storm and to avoid U.S. Army Corps of Engineers jurisdiction along the Creek. The new Rancho Mirlo Road will have a 56-foot wide right-of-way, with 36 feet of pavement. The span of Slaughter House Canyon Creek will be located about 120 feet southeast of the existing culverts. The span is proposed to be a three-cell bottomless arch design. It will have a 48-foot center span and one 36-foot span on each end. It will completely span the channel and banks of the creek and will convey up to 7,200 cubic feet of runoff per second during a 100-year storm, with non-erosive flows. A Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by Principe and Associates dated April 2008 for the proposed realignment of Rancho Mirlo Road. Based on a detailed analysis, no Army Corps of Engineers jurisdictional "waters of the United States" will be impacted by the construction and installation of the arch crossing. California Department of Fish and Game (CDFG) jurisdictional areas impacted by the realignment will be subject by a Steambed Alteration Agreement (1602) and will be mitigated for as prescribed by CDFG. In addition conditions for the project require the developer to restore the natural profile of the Slaughter House Canyon Creek channel, re-vegetation of the restored channel and re-vegetation of an area (0.3 acre) located in the northeast corner of the Tentative Tract Map 31895 with native species.

Adjacent Neighborhood Concern

When the project was originally brought forth to a hearing before the Riverside County Planning Commission, neighbors in the adjacent tract located in the City of Murrieta voiced their opposition to the project. The neighbors were concerned that residents traveling to and from the proposed subdivision (Hoover Ranch) would drive through their neighborhood via Huckaby Lane and Jerome Lane. A letter was received by the City of Wildomar on March 10, 2010 from Heidi Shimono resident of the Spirit Tract in the City of Murrieta (Attachment J). The Spirit Tract is located off of Huckaby Lane adjacent to Rancho Mirlo Road. Conditions for the project include that no access to or from the project site can be taken from the Huckaby Lane and Jerome Lane (in the City

of Murrieta). The developer will be required to install walls to create a permanent barrier between the residents of the Sprit Tract and residents of Wildomar.

Staff recommends that the Planning Commission recommend approval to the City Council for the requested General Plan Amendment 801, Change of Zone 6936, Tentative Tract Map 31895 for Project 08-0164 and subject to the attached conditions of approval. The resolutions and exhibits are located in Attachments A through D.

FINDINGS:

General Plan Amendment

- A. The proposed General Plan Amendment will not cause any internal inconsistencies in the General Plan.

The existing General Plan Land Use Designation for the project site is Very Low Density Residential (VLDR), which allows for the development of single-family detached residences on large parcels from 1.0 acre to 2.0 acres. The applicant is requesting an amendment of the General Plan Land Use map to Low Density Residential (LDR). According to the City of Wildomar General Plan, the Low Density Residential land use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. Under the LDR land use designation the maximum allowable lots for the project site is 60. The project proposes 51 residential lots with three open space lots, which is a lower density than the maximum allowable density for the project site. The surrounding land use designations include a mixture of Very Low Density Residential, Medium Density Residential, Estate Density Residential and Single-Family Residential (City of Murrieta). The density of the proposed land use designation (LDR) is consistent with the surrounding land uses. The proposed General Plan Amendment will not cause any internal inconsistencies in the General Plan or other General Plan Elements as both the existing land use designation (VLDR) and proposed land use designation (LDR) are a low density land use intensity requiring single-family homes on large parcels.

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 Very Low Density Residential (VLDR). The applicant is requesting an amendment of the General Plan Land Use map from Very Low Density Residential (VLDR) to Low Density Residential (LDR) (General Plan Amendment No. 801). According to the City of Wildomar General Plan, the Low Density Residential use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. The proposed change of zone from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling Zone

(R-1) is consistent with the proposed LDR General Plan Land Use Designation. The minimum lot size in the R-1 zone is 7,200 square feet. The lots for the proposed project will range in size from 7,342 square feet to 18,535 square feet with an average lot size of 9,545 square feet. There will be approximately 51 residential lots on an approximate 30-acre site. The project also proposes to protect sensitive habitat, including clusters of native oak trees and riparian forest adjacent to Murrieta Creek, by designating three open space lots (Lot 52, Lot 53 and Lot A). The proposed change of zone for the open space lots (Lot 52, Lot 53 and Lot A) is from Rural Residential (R-R), to Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1). The change of zone will insure the protection of the sensitive habitat and open space on the project site, which is consistent with the General Plan Open Space Land Use polices LU 20.2 and LU 20.4. LU 20.2 requires that developments be designed to blend in with undeveloped natural contours of the site and avoid unvaried, unnatural or manufactured appearance. LU 20.4 ensures that development does not adversely impact the open space and rural character of the surrounding area.

Tentative Tract Map

- A. Tentative Tract Map 31895 is consistent and compatible with the objectives, policies, general land uses, and programs specified the City's General Plan.

One of the primary applicable policies in the stated in the Land Use Element of the General Plan is to accommodate the development of single- and multi-family residential units in the areas appropriately designated by the General Plan and area land use maps (LU 22.1). The General Plan Land Use Designation for the project site is Very Low Density Residential (VLDR). The applicant is requesting an amendment of the General Plan Land Use map from Very Low Density Residential (VLDR) to Low Density Residential (LDR) (General Plan Amendment No. 801). According to the City of Wildomar General Plan, the Low Density Residential use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. The proposed change of zone from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling Zone (R-1) is consistent with the proposed LDR General Plan Land Use Designation and the density level does not exceed the range permitted under the General Plan land use designation for this site. The project is also consistent with the General Plan Open Space Land Use polices LU 20.2 and LU 20.4. LU 20.2 requires that developments be designed to blend in with undeveloped natural contours of the site and avoid unvaried, unnatural or manufactured appearance. LU 20.4 ensures that development does not adversely impact the open space and rural character of the surrounding area. The project proposes to protect sensitive habitat, including clusters of native oak trees and riparian forest adjacent to Murrieta Creek, by designating three open space lots (Lot 52, Lot 53 and Lot A). The change of zone for the open space lots (Lot 52, Lot 53 and Lot A) from Rural Residential (R-R), to Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area

(W-1) will insure the protection of the sensitive habitat and open space on the project site. Considering all of these aspects, Parcel Map 31895 furthers the objectives and policies of the General Plan and is compatible with the general land uses specific in the General Plan.

- B. The design and improvement of the subdivision proposed under Tentative Tract Map 31895 is consistent with the City's General Plan.

The proposed subdivision has been designed to meet City standards which provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on site improvements, such as streets, utilities, and drainage facilities have been designed and are conditioned to be constructed in conformance with City standards.

- C. The site is physically suitable for the type of development proposed under Tentative Tract Map 31895.

The site is has moderate slopes and low rolling terrain. Approximately 15.52 acres of the site will be graded for the development of the residential lots and street system improvements for the subdivision. A portion of the proposed project site lies within the 100-year floodplain of Murrieta Creek however none of the residential lots will be located within the Murrieta Creek channel as part of the proposed project (this area will be preserved as Lot A). Mitigation measures include the placement of adequately sized storm drains and culverts within the areas of potential flooding and riprap or other hard-armored slope protection along Murrieta Creek to protect the residential development. The project site contains no other major geologic hazards or other limited conditions that would render it unsuitable for residential development.

- D. The site is physically suitable for the density of development proposed under Tentative Parcel Map 31895.

The site is has moderate slopes and low rolling terrain. The subdivision has been designed to accommodate the development of 51 residential lots and three open space lots on an approximate 30-acre site. Approximately 15.52 acres of the site will be graded for the development of the residential lots and street system improvements for the subdivision. The minimum lot size in the R-1 zone is 7,200 square feet. The lots for the proposed project will range in size from 7,342 square feet to 18,535 square feet with an average lot size of 9,545 square feet. Approximately 14.5 acres of the site will be preserved in open space lots (Lot 51, Lot 52 and Lot A). The One-Family Dwelling Zone (R-1) is consistent with the proposed LDR General Plan Land Use Designation is appropriate for a site of this size and configuration.

- E. The design of the subdivision and improvements proposed under Tentative Tract Map 31895 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site was formerly used as a horse ranch, consisting of corrals, service roads, and chicken coops. Currently, most of the site is vacant with the exception of a few mobile homes and dilapidated structures. According the Initial Study for the Mitigated Negative Declaration (EA 39433) prepared in February 2010, the site has no threatened or endangered species and would not be considered viable habitat for any MSHCP-listed plant or animal species. The majority of project site supports non-native vegetation and un-vegetated areas, with the exception of a few large oak trees in the westerly portion of the project site and the creek channel. The project is designed to protect much of the native habitat including Murrieta and Slaughter House Canyon Creeks and their associated riparian forest as shown in Open Space Lot A (10.36 acres). The oak trees will be preserved as shown in Open Space Lot 52 (3.51 acres) and three trees in Lot A. The project will also include the realignment from Rancho Mirlo Road, which provides access to the subdivision from Clinton Keith Road. Realignment and improving the existing Rancho Mirlo Road (a graded dirt road) is necessary to provide access to Tentative Tract 31895, while the span crossing is necessary to accommodate the flow and velocity of water in Slaughter House Canyon Creek generated by a 100-year storm and to avoid U.S. Army Corps of Engineers jurisdiction along the Creek. A Determination of Biologically Equivalent or Superior Preservation (DBESP) report was prepared for the roadway crossing of Slaughter House Canyon Creek in April 2008. Based on a detailed analysis, no Army Corps of Engineers jurisdictional "waters of the United States" will be impacted by the construction and installation of the arch crossing. California Department of Fish and Game (CDFG) jurisdictional areas impacted by the realignment will be subject to a Steambed Alteration Agreement (1602) and will be mitigated for as prescribed by CDFG. Mitigation measures have been included to restore the natural profile of the Slaughter House Canyon Creek channel, re-vegetation of the restored channel and re-vegetation of an area (0.3 acre) located in the northeast corner of the Tentative Tract Map 31895 with native species. This determination is fully discussed in the Environmental Assessment/Mitigated Negative Declaration EA08-0166 prepared for the project. In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Wildomar and those of all local and regional governmental agencies having jurisdiction over the site.

- F. The design of the subdivision and improvements proposed under Tentative Tract Map 31895 is not likely to cause serious public health problems.

The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance, the construction of all improvements on the site has been conditioned to comply with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater

runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system improvements to the subdivision including the re-alignment of Rancho Mirlo Road will improve emergency vehicular access in the immediate neighborhood.

- G. The design of the subdivision and improvements proposed under Tentative Tract Map 31895, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

- H. The design of the subdivision proposed Tentative Parcel Map 31895, adequately provides for future passive or natural heating and cooling opportunities in the subdivision.

Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of parcels within the proposed subdivision have been arranged to permit orientation of structures to take advantage of natural shade, or to take advantage of prevailing breezes.

ENVIRONMENTAL ASSESSMENT:

The Planning Department prepared and circulated an Initial Study for the Mitigated Negative Declaration (EA 31895) for Planning Application (08-0164). 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 circulated to the State Clearinghouse, potentially interested agencies and was available for public review at City Hall. The document was available for review from February 13, 2010 to March 15, 2010. No "Potentially Significant" impacts were identified in the Initial Study. However, there were impacts determined to be "Less than Significant" with mitigating factors and mitigation measures identified in the Initial Study. During the public review period, the City no written comments. However, staff has been in contact with the Pechanga and Soboba Bands of Luiseño Indians to identify any potential impacts and expects to receive a comment letter outlining mitigation measures regarding the discovery of cultural resources. Standard mitigation measures and monitoring have already been incorporated into the proposed conditions of approval regarding the discovery of cultural resources. The Initial Study for the Mitigated Negative Declaration is contained in Attachment Exhibit I.

ATTACHMENTS:

- A. Resolution for Mitigated Negative Declaration
- B. Resolution for General Plan Amendment 801
Exhibit A – General Plan Amendment
- C. Resolution for Change of Zone 6936
Exhibit A – Change of Zone Ordinance
- D. Resolution for Tentative Tract Map 31895
Exhibit A – Tentative Map
Exhibit B – Conditions of Approval
- E. Location Map
- F. General Plan Amendment Exhibit
- G. Zoning Change Exhibit
- H. Tentative Tract Map Exhibit
- I. Initial Study/Mitigated Negative Declaration
- J. Letter from Heidi Shimono

ATTACHMENT A

RESOLUTION NO. PC10-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 08-0164 LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-019, AND 380-160-020"

WHEREAS, an application for a general plan amendment, zone change and tentative tract map to for the subdivision of 30.02 gross acres into a 51-unit residential lots and open space community located at the southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road has been filed by:

Applicant/Owner: Hoover Ranch, LLC
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road
APN Number: 380-160-016, 380-160-019, and 380-160-020

WHEREAS, the proposed subdivision of 30.02 gross acre lot into a 51-unit residential lots and three open space lots is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA");

WHEREAS, after completion of an Initial Study, the Planning Director 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. Therefore staff has proposed a Mitigated Negative Declaration and Mitigation Monitoring Program for this project; and,

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

WHEREAS, on February 11, 2010, using a method permitted under CEQA Guidelines Section 15072(b), the City provided notice of its intent to adopt the proposed Mitigated Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk;

WHEREAS, the City made the proposed Mitigated Negative Declaration available for public review beginning on February 13, 2010 and closing on March 15, 2010, a period of not less than 30 days. During the public review period, the City received no written comments concerning; and

WHEREAS, the Wildomar Planning Commission conducted a duly noticed public hearing on March 17, 2010 at which it received public testimony concerning the project and the proposed Mitigated Negative Declaration and considered the proposed Mitigated Negative Declaration and proposed Mitigation Monitoring Program.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed 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 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 Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment.

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

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

A. Recommend Approval to the City Council to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for Project 08-164 (Hoover Ranch) at the southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road which is attached hereto and 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.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Erica Ball
Deputy City Attorney

David Hogan
Planning Commission Secretary

ATTACHMENT B

RESOLUTION NO. PC10-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 801 TO CHANGE THE GENERAL PLAN DESIGNATION FROM VERY LOW RESIDENTIAL DENSITY (VLDR) TO LOW DENSITY RESIDENTIAL (LDR) ON A 30-ACRE SITE LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-019, AND 380-160-020

WHEREAS, an application for a general plan amendment, zone change and tentative tract map to for the subdivision of 30.02 gross acres into a 51-unit residential lots and three open space lots located at the southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road has been filed by:

Applicant/Owner: Hoover Ranch, LLC

Authorized Agent: Markham Development Management Group, Inc.

Project Location: Southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road

APN Number: 380-160-016, 380-160-019, and 380-160-020

WHEREAS, the Planning Commission has the authority per Chapter 17.08 of the Wildomar Municipal Code to review and make recommendations to the City Council on General Plan Amendment No. 801 for a change in the General Plan from Very Low Residential Density (VLDR) to Low Density Residential (LDR) for the property located at southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road; and

WHEREAS, in accordance with Government Code Sections 65353, 65355 and 65090, on February 11, 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, in accordance with Government Code Section 65353, on March 17, 2010 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the General Plan Amendment and at which the Planning Commission considered the General Plan Amendment; and

WHEREAS, at this public hearing on March 17, 2010 the Planning Commission considered, heard public comments on, and recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution PC10-_____.

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated March 17, 2010 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. CEQA: The approval of this General Plan Amendment is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on March 17, 2010, at a duly noticed public hearing, the Planning Commission recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring Program 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.

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 1. GENERAL PLAN AMENDMENT.

The Planning Commission recommends that the City Council approve the General Plan Amendment No. 801 on the following grounds:

A. The proposed General Plan Amendment will not cause any internal inconsistencies in the General Plan.

The existing General Plan Land Use Designation for the project site is Very Low Density Residential (VLDR), which allows for the development of single-family detached residences on large parcels from 1.0 acre to 2.0 acres. The applicant is requesting an amendment of the General Plan Land Use map to Low Density Residential (LDR). According to the City of Wildomar General Plan, the Low Density Residential land use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. Under the LDR land use designation the maximum allowable lots for the project site is 60. The project proposes 51 residential lots with three open space lots, which is a lower density than the maximum allowable density for the project site. The surrounding land use designations include a mixture of Very Low Density Residential, Medium Density Residential, Estate Density Residential and Single-Family Residential (City of Murrieta). The density of the proposed land use designation (LDR) is consistent with the surrounding land uses. The proposed General Plan Amendment will not cause any internal inconsistencies in the General Plan or other General Plan Elements as both the existing land use designation (VLDR) and proposed land use designation (LDR) are a low density land use intensity requiring single-family homes on large parcels.

SECTION 2. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

A. Recommend Approval to the City Council General Plan Amendment No. 801 for a change in the General Plan from Very Low Residential Density (VLDR) to Low Density Residential (LDR) for the property located at southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 17th day of March 2010.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Erica Ball
Deputy City Attorney

David Hogan
Planning Commission Secretary

ATTACHMENT C

RESOLUTION NO. PC10-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL (R-R) AND WATERCOURSE, WATERSHED & CONSERVATION AREA (W-1) TO ONE-FAMILY DWELLING (R-1), OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS (R-5) AND WATERCOURSE, WATERSHED & CONSERVATION AREA (W-1) FOR A 30 ACRE SITE LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD, KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-019, AND 380-160-020

WHEREAS, an application for a general plan amendment, zone change and tentative tract map to for the subdivision of 30.02 gross acre site into a 51-unit residential lots and 3 open space lots located at the southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road has been filed by:

Applicant/Owner: Hoover Ranch, LLC

Authorized Agent: Markham Development Management Group, Inc.

Project Location: Southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road

APN Number: 380-160-016, 380-160-019, and 380-160-020

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 6936 for a change in zoning from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1) for the property located at the at the southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road; and

WHEREAS, in accordance with Government Code § 65854, on February 11, 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 March 17, 2010, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 6936 at which the Planning Commission considered Zone Change 6936; and

WHEREAS, at this public hearing on March 17, 2010 the Planning Commission considered, heard public comments on, and recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution PC10-____.

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated March 17, 2010 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. CEQA: The approval of this Zone Change is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on March 17, 2010 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption 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 Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. ZONE CHANGE FINDINGS.

Pursuant to Wildomar Municipal Code section 17.280, the Planning Commission makes the following findings pertaining to Zone Change 6936:

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 Very Low Density Residential (VLDR). The applicant is requesting an amendment of the General Plan Land Use map from Very Low Density Residential (VLDR) to Low Density Residential (LDR) (General Plan Amendment No. 801). According to the City of Wildomar General Plan, the Low Density Residential use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. The proposed change of zone from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling Zone (R-1) is consistent with the proposed LDR General Plan Land Use Designation. The minimum lot size in the R-1 zone is 7,200 square feet. The lots for the proposed project will range in size from 7,342 square feet to 18,535 square feet with an average lot size of 9,545 square feet. There will be approximately 51 residential lots on an approximate 30-acre site. The project also proposes to protect sensitive habitat, including clusters of native oak trees and riparian forest adjacent to Murrieta Creek, by designating three open space lots (Lot 52, Lot 53 and Lot A). The proposed change of zone for the open space lots (Lot 52, Lot 53 and Lot A) is from Rural Residential (R-R), to Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1). The change of zone will insure the protection of the sensitive habitat and open space on the project site, which is consistent with the General Plan Open Space Land Use

policies LU 20.2 and LU 20.4. LU 20.2 requires that developments be designed to blend in with undeveloped natural contours of the site and avoid unvaried, unnatural or manufactured appearance. LU 20.4 ensures that development does not adversely impact the open space and rural character of the surrounding area.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

A. Recommend to the City Council of Change of Zone 6936 to change the zoning classification from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1) as described in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 17th day of March 2010.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Erica Ball
Deputy City Attorney

David Hogan
Planning Commission Secretary

EXHIBIT A

ORDINANCE NO. _____

A NON-CODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM RURAL RESIDENTIAL AND WATERCOURSE, WATERSHED & CONSERVATION AREA (W-1) TO ONE-FAMILY DWELLING (R-1), OPEN AREA COMBINING ZONE RESIDENTIAL DEVELOPMENTS (R-5) AND WATERCOURSE, WATERSHED & CONSERVATION AREA (W-1) SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD, KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-016, AND 380-160-020

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

SECTION 1. ENVIRONMENTAL FINDINGS

The City Council, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated _____, 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 with regard to the application submitted by Markham Development Management Group, Inc for the property located southeast of Huckaby Lane and northeast of Rancho Mirlo Road known as Assessor Parcel No. 380-160-016, 380-160-019, and 380-160-020 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 _____ 2010 at a duly noticed public hearing, the City Council approved and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program 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.

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 6936 affecting Assessor's Parcel No. 380-160-016, 380-160-019 and 380-160-020:

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 Very Low Density Residential (VLDR). The applicant is requesting an amendment of the General Plan Land Use map from Very Low Density Residential (VLDR) to Low Density Residential (LDR) (General Plan Amendment No. 801). According to the City of Wildomar General Plan, the Low Density Residential use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. The proposed change of zone from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling Zone (R-1) is consistent with the proposed LDR General Plan Land Use Designation. The minimum lot size in the R-1 zone is 7,200 square feet. The lots for the proposed project will range in size from 7,342 square feet to 18,535 square feet with an average lot size of 9,545 square feet. There will be approximately 51 residential lots on an approximate 30-acre site. The project also proposes to protect sensitive habitat, including clusters of native oak trees and riparian forest adjacent to Murrieta Creek, by designating three open space lots (Lot 52, Lot 53 and Lot A). The proposed change of zone for the open space lots (Lot 52, Lot 53 and Lot A) is from Rural Residential (R-R), to Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1). The change of zone will insure the protection of the sensitive habitat and open space on the project site, which is consistent with the General Plan Open Space Land Use polices LU 20.2 and LU 20.4. LU 20.2 requires that developments be designed to blend in with undeveloped natural contours of the site and avoid unvaried, unnatural or manufactured appearance. LU 20.4 ensures that development does not adversely impact the open space and rural character of the surrounding area.

SECTION 3. ZONE CHANGE.

A. The Official Zoning Map for the City of Wildomar is hereby amended to change the 30.02 acre site located southeast of Huckaby Lane and northeast of Rancho Mirlo Road known as Assessor Parcel No. 380-160-016, 380-160-019, and 380-160-020 as shown in Exhibit "A" attached hereto and incorporated herein by reference.

ADOPTED AND ENACTED this ____ day of _____, 2010.

Bridgette Moore
Mayor

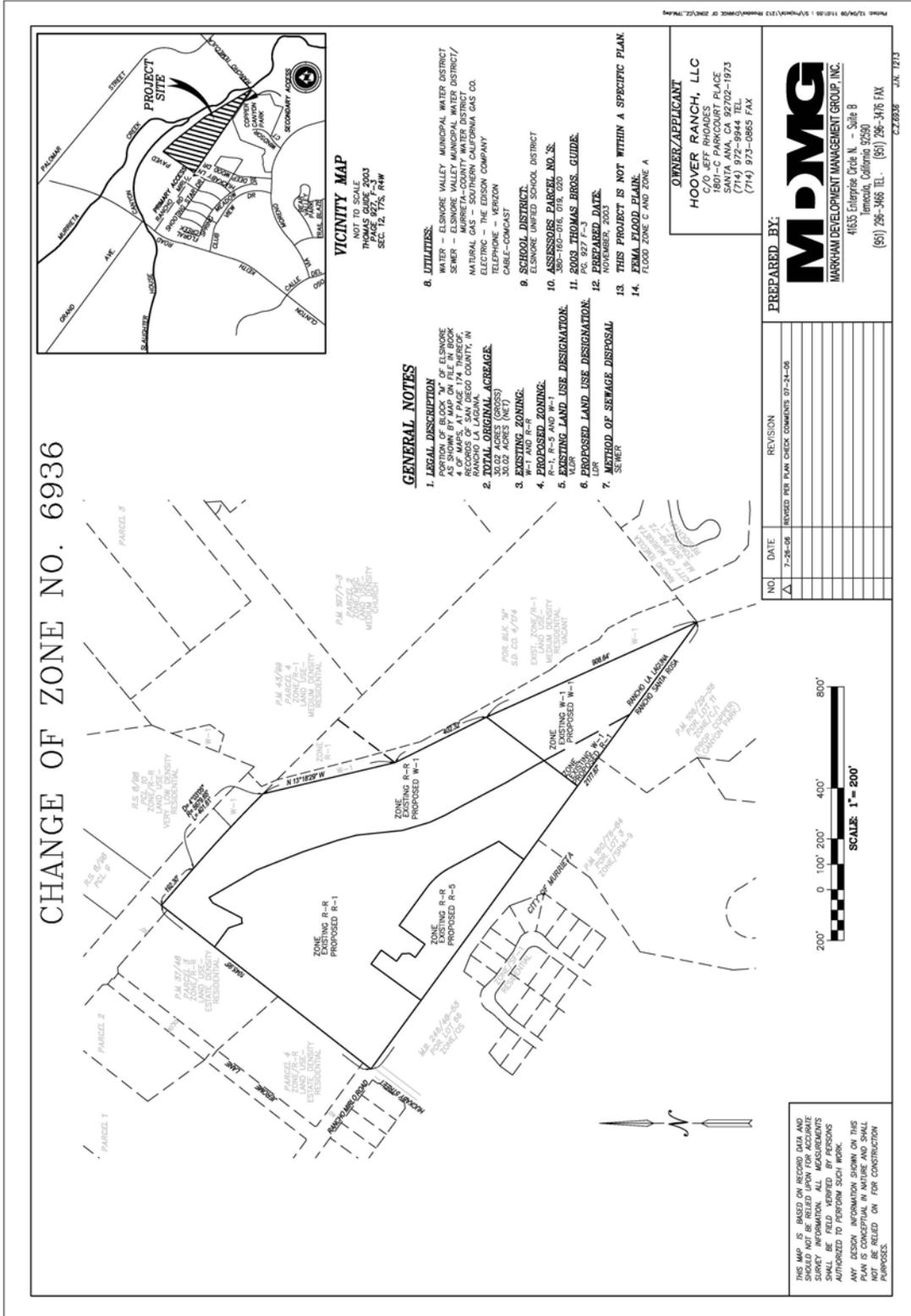
APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

EXHIBIT A ZONING MAP SHOWING LOCATION OF ZONE CHANGE



ATTACHMENT D

RESOLUTION NO. PC10-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING TENTATIVE TRACT MAP 31895 TO SUBDIVIDE A 30.02-ACRE SITE LOCATED SOUTHEAST OF HUCKABY LANE AND NORTHEAST OF RANCHO MIRLO ROAD INTO 51-UNIT RESIDENTIAL LOTS, OPEN SPACE COMMUNITY AND PROVIDE FOR ROAD IMPROVEMENTS, KNOWN AS ASSESSOR'S PARCEL NO. 380-160-016, 380-160-019 AND 380-160-020"

WHEREAS, an application for a general plan amendment, zone change and tentative tract map to for the subdivision of 30.02 gross acre site into a 51-unit residential lots, 3 open space lots and provide for road improvement located at the southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road has been filed by:

Applicant/Owner: Hoover Ranch, LLC
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road
APN Number: 380-160-016, 380-160-019, and 380-160-020

WHEREAS, the Municipal Code allows the subdivision of a 30.02 gross acre lot into a 51-unit residential lots, 3 open space lots, subject to the approval of a Tentative Tract Map; and

WHEREAS, on February 11, 2010, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation as required under Government Code Section 66451.3 of the holding of a public hearing at which the project would be considered; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant with a copy of the Department of Development Services report and recommendation to the Planning Commission at least three (3) days prior to the below-referenced noticed public hearing; and

WHEREAS, on March 17, 2010 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Tentative Tract Map and at which the Planning Commission considered the Tentative Tract Map; and

WHEREAS, at this public hearing on March 17, 2010 the Planning Commission considered, heard public comments on and recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution PC10-__.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby find, determine and resolve 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 March 17, 2010 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. CEQA: The approval of this Tentative Tract Map is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on March 17, 2010 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption 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 Rd., Suite 201, Wildomar, CA 92595.

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. MAP ACT FINDINGS.

In accordance with Wildomar Municipal Code and Government Code § 66463, § 66473.1, § 66473.5 and § 66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and the City's standards for residential projects and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. Tentative Tract Map 31895 is consistent and compatible with the objectives, policies, general land uses, and programs specified the City's General Plan.

One of the primary applicable policies in the stated in the Land Use Element of the General Plan is to accommodate the development of single- and multi-family residential units in the areas appropriately designated by the General Plan and area land use maps (LU 22.1). The General Plan Land Use Designation for the project site is Very Low Density Residential (VLDR). The applicant is requesting an amendment of the General Plan Land Use map from Very Low Density Residential (VLDR) to Low Density Residential (LDR) (General Plan Amendment No. 801). According to the City of Wildomar General Plan, the Low Density Residential use designation allows the development of single-family detached residences on large parcels from ½ acre to 1.0 acre. The proposed change of zone from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling Zone (R-1) is consistent with the proposed LDR General Plan Land Use Designation and the density level does not exceed the range permitted under the General Plan land use designation for this site.

The project is also consistent with the General Plan Open Space Land Use policies LU 20.2 and LU 20.4. LU 20.2 requires that developments be designed to blend in with undeveloped natural contours of the site and avoid unvaried, unnatural or manufactured appearance. LU 20.4 ensures that development does not adversely impact the open space and rural character of the surrounding area. The project proposes to protect sensitive habitat, including clusters of native oak trees and riparian forest adjacent to Murrieta Creek, by designating three open space lots (Lot 52, Lot 53 and Lot A). The change of zone for the open space lots (Lot 52, Lot 53 and Lot A) from Rural Residential (R-R), to Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1) will insure the protection of the sensitive habitat and open space on the project site. Considering all of these aspects, Parcel Map 31895 furthers the objectives and policies of the General Plan and is compatible with the general land uses specific in the General Plan.

B. The design and improvement of the subdivision proposed under Tentative Tract Map 31895 is consistent with the City's General Plan.

The proposed subdivision has been designed to meet City standards which provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on site improvements, such as streets, utilities, and drainage facilities have been designed and are conditioned to be constructed in conformance with City standards.

C. The site is physically suitable for the type of development proposed under Tentative Tract Map 31895.

The site is has moderate slopes and low rolling terrain. Approximately 15.52 acres of the site will be graded for the development of the residential lots and street system improvements for the subdivision. A portion of the proposed project site lies within the 100-year floodplain of Murrieta Creek however none of the residential lots will be located within the Murrieta Creek channel as part of the proposed project (this area will be preserved as Lot A). Mitigation measures include the placement of adequately sized storm drains and culverts within the areas of potential flooding and riprap or other hard-armored slope protection along Murrieta Creek to protect the residential development. The project site contains no other major geologic hazards or other limited conditions that would render it unsuitable for residential development.

D. The site is physically suitable for the density of development proposed under Tentative Parcel Map 31895.

The site is has moderate slopes and low rolling terrain. The subdivision has been designed to accommodate the development of 51 residential lots and three open space lots on an approximate 30-acre site. Approximately 15.52 acres of the site will be graded for the development of the residential lots and street system improvements for the subdivision. The minimum lot size in the R-1 zone is 7,200 square feet. The lots for the proposed project will range in size from 7,342 square feet to 18,535 square feet with an average lot size of 9,545 square feet. Approximately 14.5 acres of the site will be preserved in open space lots (Lot 51, Lot 52 and Lot A). The One-Family Dwelling Zone (R-1) is consistent with the proposed LDR General Plan Land Use Designation is appropriate for a site of this size and configuration.

E. The design of the subdivision and improvements proposed under Tentative Tract Map 31895 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site was formerly used as a horse ranch, consisting of corrals, service roads, and chicken coops. Currently, most of the site is vacant with the exception of a few mobile homes and dilapidated structures. According to the Initial Study for the Mitigated Negative Declaration (EA 39433) prepared in February 2010, the site has no threatened or endangered species and would not be considered viable habitat for any MSHCP-listed plant or animal species. The majority of project site supports non-native vegetation and un-vegetated areas, with the exception of a few large oak trees in the westerly portion of the project site and the creek channel. The project is designed to protect much of the native habitat including Murrieta and Slaughter House Canyon Creeks and their associated riparian forest as shown in Open Space Lot A (10.36 acres). The oak trees will be preserved as shown in Open Space Lot 52 (3.51 acres) and three trees in Lot A. The project will also include the realignment from Rancho Mirlo Road, which provides access to the subdivision from Clinton Keith Road. Realigning and improving the existing Rancho Mirlo Road (a graded dirt road) is necessary to provide access to Tentative Tract 31895, while the span crossing is necessary to accommodate the flow and velocity of water in Slaughter House Canyon Creek generated by a 100-year storm and to avoid U.S. Army Corps of Engineers jurisdiction along the Creek. A Determination of Biologically Equivalent or Superior Preservation (DBESP) report was prepared for the roadway crossing of Slaughter House Canyon Creek in April 2008. Based on a detailed analysis, no Army Corps of Engineers jurisdictional "waters of the United States" will be impacted by the construction and installation of the arch crossing. California Department of Fish and Game (CDFG) jurisdictional areas impacted by the realignment will be subject to a Streambed Alteration Agreement (1602) and will be mitigated for as prescribed by CDFG. Mitigation measures have been included to restore the natural profile of the Slaughter House Canyon Creek channel, revegetation of the restored channel and revegetation of an area (0.3 acre) located in the northeast corner of the Tentative Tract Map 31895 with native species. This determination is fully discussed in the Environmental Assessment/Mitigated Negative Declaration EA08-0166 prepared for the project. In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Wildomar and those of all local and regional governmental agencies having jurisdiction over the site.

F. The design of the subdivision and improvements proposed under Tentative Tract Map 31895 is not likely to cause serious public health problems.

The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance, the construction of all improvements on the site has been conditioned to comply with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system improvements to the subdivision including the re-alignment of Rancho Mirlo Road will improve emergency vehicular access in the immediate neighborhood.

G. The design of the subdivision and improvements proposed under Tentative Tract Map 31895, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records

for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

H. The design of the subdivision proposed Tentative Parcel Map 31895, adequately provides for future passive or natural heating and cooling opportunities in the subdivision.

Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of parcels within the proposed subdivision have been arranged to permit orientation of structures to take advantage of natural shade, or to take advantage of prevailing breezes.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

A. Recommend approval to the City Council of Tentative Parcel Map 31895 to subdivide the subdivision of 30.02 gross acre lot into a 51 residential lots, 3 open space lots located at the southeast corner of Huckaby Lane and northeast of Rancho Mirlo Road shown in Exhibit A which is attached hereto and subject to the conditions of approval as shown in Exhibit B and incorporated herein by reference.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

EXHIBIT B
CITY OF WILDOMAR
CONDITIONS OF APPROVAL

Planning Application Number: Tentative Tract Map 31895	
Project Description. A tentative tract map to subdivide 30.02 gross acre site into 51 residential lots and 3 open space lots, as well as improve Rancho Mirlo Road.	
Assessor's Parcel Number(s): 380-160-016, 380-160-019, and 380-160-020	
Approval Date: March 17, 2010	Expiration Date: March 17, 2013

Within 48 Hours of the Approval of This Project

1. The applicant/developer shall deliver to the Planning Department a cashier's check or money order made payable to the County Clerk in the amount of Two Thousand Fifty Seven Dollars (\$2,074.25) which includes the One Thousand Nine Hundred Ninety Three Dollars (\$2,010.25) fee, required by Fish and Game Code Section 711.4(d)(3) plus the Sixty-Four Dollar (\$64.00) County administrative fee, to enable the City to file the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075. If within said 48 hour period the applicant/developer has not delivered to the Planning Department the check as required above, the approval for the project granted shall be void due to failure of condition [Fish and Game Code Section 711.4(c)].
2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

3. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which

approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

4. The final map shall substantially comply with the approved tentative map. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
5. The tentative subdivision shall comply with the provisions of State of California Subdivision Map Act and Title 16 – Subdivisions (Ordinance 460), unless modified by the conditions listed herein. This tentative subdivision shall expire in three (3) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to five (5) one-year extensions of time, one year at a time.
6. If subdivision phasing is proposed, a phasing plan shall be submitted to and approved by the Director of Planning.
7. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 31895 (Hoover Ranch).
8. The project and re-alignment of Rancho Mirlo Road shall comply with the with all mitigation measures and requirements identified in the Determination of Biologically Equivalent or Superior Preservation (DBESP) prepared by Principe and Associates dated April 2008, as may be subsequently amended.
9. No access to project site shall be taken from the City of Murrieta, specifically including the streets of Huckaby Lane and Jerome Lane. Primary access for the subdivision shall be taken from Rancho Mirlo Road. A secondary emergency access for the subdivision will be provided via Copper Canyon Park in the City of Murrieta.
10. The existing native and oak trees on the property indentified for preservation on the approved Tentative Tract Map shall remain undisturbed. No construction, structures and/or development shall occur within the protected zone of any protected tree, oak woodland, or riparian area with the approval of the planning director.
11. A qualified biological monitor oversee the implementation of the mitigation measures included in the Mitigated Negative Declaration/DBESP and provide documentation that all of the above mitigation measures have been implemented or are being implemented to reduce the project's potential direct and indirect effects on the environment. An annual report of implementation of mitigation measures shall be provided to the City annually until the re-vegetated areas are self-sustaining.
12. A plot plan application will be required for the final development plan for each phase of the development, model home complex, landscaping for typical front yards/slopes/open space, and walls and fences. These plot plans may be applied for separately for the whole tract or for each phase.

13. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.
14. Landscaping installed for the project shall be continuously maintained to the satisfaction of the Planning Director. If it is determined that the landscaping is not being maintained, the Planning Director shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
15. No grading shall be performed without the prior issuance of a grading permit by the City. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards.
16. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
17. No access of construction personnel, construction traffic and model access shall occur at the existing intersection with Clinton Keith Road until such time as a traffic control plan, acceptable to the City Engineers of both the City of Murrieta and the City of Wildomar, has been implemented. Temporary improvement may include but not be limited to advanced intersection warning lights, special signing and temporary pavement improvements at the intersection.
18. The applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
19. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.
20. The developer shall form or annex to a trails maintenance district or other maintenance district approved by the City for the maintenance of a community trail along Murrieta Creek (dual community trail and Flood Control Channel Maintenance Road). The developer, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.
21. Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.

22. During initial ground disturbance activities a qualified archaeological monitor will be present and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property. If archaeological resources are encountered, reasonable funding shall be provided by the site developer to collect, curate and report on these resources.
23. Tribal monitors from the Pechanga Band and Soboba Band shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies, to be compensated by the developer.
24. If human remains are encountered, State 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 Public Resource 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 consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.
25. If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Band and Soboba Band shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation to the planning director.
26. If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the planning director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Pechanga and Soboba Band representatives and the archaeologist, a decision shall be made, with the concurrence of the planning director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.
27. The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Band or Soboba Band for proper treatment and disposition. In the event of any disagreement between the Bands, the planning director shall decide the final disposition.

28. If paleontological resources are discovered during project construction, all work in the vicinity of the find shall cease, and a qualified paleontologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. The developer shall implement the paleontologist's recommendation.
29. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full. No extensions of time shall be granted unless all balances have been paid in full.

PRIOR TO RECORDATION OF THE FINAL MAP

30. Prior to scheduling the final map for approval by the city council, a copy of the final map shall be submitted to and approved by the planning director and the City Engineer.
31. Prior to recordation of the final map, the Applicant shall show all easements on the final map to the satisfaction of the city engineer and address the following:
 - a. Show all easements per the Title Report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned.
 - b. Provide a copy of Instrument No. 125719 that was recorded on December 27, 1968 for Parcel 380-160-016 as identified in book 109 of Survey of Record at page 83.
 - c. Provide a copy of the back up document for item #7 under Schedule B of the Title Report.
 - d. Shall sign the easement statement shown on the tentative tract map.
32. Prior to recordation of the final map, the Applicant shall provide an ingress/egress easement, to the satisfaction of the city engineer, for creek maintenance purposes to the City of Wildomar.
33. Prior to recordation of the final map, the Applicant shall provide an emergency access easement across parcel 904-100-005 to the satisfaction of the city engineer.
34. Prior to recordation of the final map, the Applicant shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the city engineer.
35. Prior to recordation of the final map, the applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by local water company, the originals shall be presented to the Fire Department for signature.
36. Prior to the recordation of the final map, the Applicant shall pay all fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.

37. Prior to recordation of the final map, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer. All improvement plans shall be approved by the city engineer and all improvements to be constructed shall be secured by the applicant.
38. Prior to recordation of the final map, the Applicant shall design and install all private internal streets to public street standards. Safety lighting for the streets shall be required at the entrance, at the end of long cul-de-sacs and at all intersections. All improvements shall be designed and installed to the satisfaction of the city engineer.
39. Prior to recordation of the final map, the Applicant shall design and install streetlights and safety lighting in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the city engineer.
40. Prior to recordation of the final map, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the city engineer or otherwise form a District where one is not currently in place.
41. Prior to the recordation of the final map the applicant shall provide a maintenance agreement, to be reviewed by the City of Wildomar, for all easements and lots within the development that provide drainage, water quality treatment and access to the satisfaction of the city engineer.
42. Prior to the recordation of the final map the Applicant shall record a maintenance agreement to have the V-ditch, adjacent to the block wall along the western property line, be privately maintained by the Home Owners Association, to the satisfaction of the city engineer.
43. Prior to the recordation of the final map, the developer shall enter into an agreement with the Murrieta Community Services District (CSD) for an easement to allow a secondary access through Copper Canyon Park in the City of Murrieta for the proposed subdivision. The secondary access point shall be gated and utilized for emergencies only. The developed shall obtain the necessary permits from the City of Murrieta for construction to construct the access.
44. Prior to recordation of final map, written proof of initiating the design and/or application of the relocation issued by the utility company shall be submitted to the City Engineer for verification purposes. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed and placed underground in accordance with ordinance 460 and 461, or as otherwise approved by the City Engineer. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or less along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans.
45. Prior to recordation of the final map, the Applicant shall dedicate and install the intersection improvements to realign Rancho Mirlo Road as a four-way intersection with Grand Avenue and Clinton Keith Road, intersection improvements shall include but not

be limited to installing the fourth leg, signal modification and signing and marking changes. The Applicant shall obtain all the necessary permits from the appropriate agencies to accomplish these improvements. All improvements shall be dedicated and installed to the satisfaction of the city engineer.

46. Prior to recordation of the final map, the Applicant shall dedicate, design and install Rancho Mirlo Road from Clinton Keith Road to the private internal street (gated entrance). The Applicant shall obtain all the necessary permits from the appropriate agencies to accomplish these improvements. Improvements shall include but not be limited to culvert/bridge installation. All improvements shall be dedicated, designed and installed to the satisfaction of the city engineer.
47. The Applicant shall submit landscaping and irrigation plans within the public right-of-way to the planning director or as instructed by the planning director. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the city engineer.
48. Prior to recordation of the final map, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details at all street intersections adjacent to the project, public or private.
49. Prior to recordation of the final map, all street intersections adjacent to the project, public or private, all flood control plans to be reviewed shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer.
50. Prior to recordation of the final map, the applicant shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
51. Prior to recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.
52. Prior to the recordation of the final map or the first certificate of occupancy, the applicant shall dedicate the future right-of-way areas to the City of Wildomar. All property conveyed to the City in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.
53. Prior to recordation of the final map or approval of the first building permit, the applicant shall submit a wall and fence plan.
54. Prior to recordation of the final map a copy of the Environmental Constraint Sheet (ECS) shall approved by the planning department with the following notes:
 - a. This property is located within 45 miles of Mount Palomar Observatory. All proposed outdoor lighting systems shall comply with the California Institute of Technology, Palomar Observatory recommendations and Chapter 8.80 of Wildomar Municipal Code.
 - b. This property is located within the 100-year floodplain.

- c. Any gated entrance shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Here a one-way road with a single Traffic lane provides access to a gate entrance; a 40 foot turning radius shall be used.
 - d. Gate(s) shall be automatic or manual minimum 24 feet in width. Gate access shall be made equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation automatic/manual gate pins shall be rated with a shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.
 - e. The secondary access (emergency egress) through "B" Street shall have a driveway curb-cut and be a minimum 24 feet in width.
55. Prior to the recordation of the final map, a copy of the Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted and approved by the Planning Director. The CC&Rs shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved with the permission of the City. The CC&Rs shall be in the form and content approved by the planning director, city engineer, and the city attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. The CC&Rs shall be prepared at the developer's sole cost and expense.
56. The CC&Rs shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas, drainage and facilities.
57. The CC&Rs shall provide that all property shall be maintained so as not to create a public nuisance.
58. An Article must be added to every set of CC&Rs to read as follows:

"Article _____

CONSENT OF CITY OF WILDOMAR

- 1 The Conditions of Approval of Tentative Tract Map 31895 requires the City to review and approve the CC&Rs for the Parcel.
- 2. Declarant acknowledges that the City has reviewed these CC&Rs and that its review is limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessment procedures, assessment enforcement, resolution of disputes or procedural matters.

3. In the event of a conflict between the Conditions of Approval of the land use entitlements issued by the City for the Parcel or Federal, State, or local laws, ordinances, and regulations and these CC&Rs, the provisions of the Conditions of Approval and Federal, State or local laws, ordinances, and regulations shall prevail, notwithstanding the language of the CC&Rs.
 4. These CC&Rs shall not be terminated, amended or otherwise modified without the express written consent of the Planning Director of the City of Wildomar. “
59. An Article must be added to every set of CC&Rs, following the declarant's signature, to read as follows:

“Article _____

LIMITATIONS ON THE CONSENT OF CITY OF WILDOMAR

The Conditions of Approval for Tentative Tract Map 31895 require the City of Wildomar to review and approve the CC&Rs for the Parcel. The City's review of these CC&Rs has been limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessments, enforcement of assessments, resolutions of disputes or procedural matters. Subject to the limitations set forth herein, the City consents to the CC&Rs.

Planning Director

City Attorney”

60. Prior to recordation of the final map, the Planning Department shall determine if the deposit based fees for the project are in a negative balance, and receive the appropriate payment for any negative balance as well as any anticipated additional project-related expenses.
61. All of the foregoing conditions shall be complied with prior to recordation of the final map

Prior to Issuance of Grading Permit(s)

62. Prior to the issuance of a grading permit the applicant shall provide a plan for approval to the city engineer on how construction vehicles will access the site prior to the extension of Rancho Mirlo Road.
63. Prior to the issuance of a grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the

issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site was not previously evaluated by the mitigated negative declaration, a grading environmental assessment shall be approved by the planning director prior to the issuance of the haul permit.

64. The following requirements shall be included in the Notes Section of the Grading Plan: *"No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."*
65. The following requirement shall be included in the Notes Section of the Grading Plan: *"If at any time during excavation/construction of the site, paleontological/archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of paleontological, cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an paleontological/archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an paleontological/archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."*
66. The existing native and oak trees on the property indentified for preservation on the approved Tentative Tract Map shall also be indentified on the grading plan for preservation. No grading or grubbing activities shall be allowed within the protected area for any preserved native, oak or riparian tree. The protected areas shown on the grading plan shall be fenced to prevent accidental grading activities in these sensitive areas without the prior approval of the Planning Director. Prior to the issuance of a grading permit, the following requirement shall be included in the Notes Section of the Grading Plan: *"No ground disturbing or grubbing activities shall be allowed within the protected drip line of any preserved native, oak or riparian tree identified for preservation. Fencing shall be placed around these protected areas."*
67. Prior to the issuance of a grading permit, a Geotechnical soils reports shall be submitted to the city engineer for review and approval prior to issuance of grading permit. All

grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.

68. Prior to the issuance of a grading permit, it shall be the sole responsibility of the Applicant to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.
69. Prior to issuance of grading permits the Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System and obtain a construction permit from the State Water Resource Control Board.
70. Prior to issuance of grading permits the Applicant shall obtain the appropriate Department of Fish and Game approval pursuant to Sections 1601/1603 of the California Fish and Game code has taken place for any grading or construction be proposed within or along the banks of any natural watercourse or wetland located on either on-site or any required off-site improvements areas, the developer. Copies of any agreement shall be provided to the planning director.
71. Prior to issuance of grading permits the Applicant shall obtain the appropriate U.S. Army Corps of Engineers permit under Section 404 of the Clean Water Act for any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be provided to the planning director.
72. Prior to the issuance of a grading permit, the applicant shall submit, and the City approve the Final Water Quality Management Plan (WQMP) which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
73. Prior to the issuance of a grading permit, the proposed grading must substantially conform to the approved grading plan and shall to the maximum extent feasible avoid impacts to riparian and oak woodland.
74. Prior to the issuance of a grading permit, the developer shall prepare and submit to the Fire Department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space areas shall be provided at intervals not to exceed 1500'. d) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas. Any habitat conservation issue affecting the fire department fuel modification requirements, shall have concurrence with the responsible wildlife and/or other conservation agency.
75. All outstanding permit and application processing fee balances are paid in full prior to the issuance of a grading permit.

Prior to Building Permit Issuance

76. Prior to any combustible building material placed on an individual lot, the required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency.
77. Prior to the issuance of the first building permit, a copy of the recorded CC&Rs shall be provided to the planning director.
78. Prior to the issuance of the first building permit the Applicant shall design and install the walls, as shown on the plans show, on Huckaby Street and Jerome Lane to terminate immediate south of Rancho Mirlo Road to the satisfaction of the City Engineer.
79. Prior to the issuance of the first building permit or the recordation of the final map, whichever occurs first, all improvement plans shall be approved by the city engineer.
80. Prior to the issuance of a building permit, the Developer shall demonstrate compliance with the California Title 24.
81. Prior to the issuance of a building permit the applicant shall submit and the planning director approve the landscape construction plans for the typical front yard and HOA maintained landscape areas.
82. Prior to the issuance of a building permit the Applicant shall submit landscaping and irrigation plans within the public right of way to planning department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, other applicable codes to the satisfaction of the city engineer.
83. Prior to the issuance of the first building permit, the applicant shall pay all Quimby (parkland in-lieu) Fees.
84. Prior to the issuance of building permit or certificate of occupancy, the applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF) and Development Impact Fees.
85. Prior to the issuance of a building permit or to recordation of the final map whichever occurs first, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.
86. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
87. Prior to the issuance a building permit, the required water system, including all fire hydrants, shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on any individual lot. Please contact the Riverside County Fire Department to inspect the

required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be at the job site.

88. Prior to the issuance of a building permit, the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
89. Prior to the issuance of any 25th building permit, unless required earlier, the fire department shall inspect and approve the installation of the secondary access.
90. Prior to the issuance of a building permit the applicant shall submit and the planning director approve the landscape construction plans for the typical front yard and HOA maintained landscape areas.
91. Prior to the issuance of a building permit, the Applicant shall design and install the finish grade to be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1½ inches deeper than the adjacent finish grade at the foundation. All improvements shall be to the satisfaction of the city engineer.
92. All outstanding permit and application processing fee balances are paid in full prior to the issuance of a building permit.
93. All of the foregoing conditions shall be complied with prior to the issuance of a building permit.

Prior to Release of Power, Final Inspection, Building Occupancy, or Any Use Allowed by This Permit.

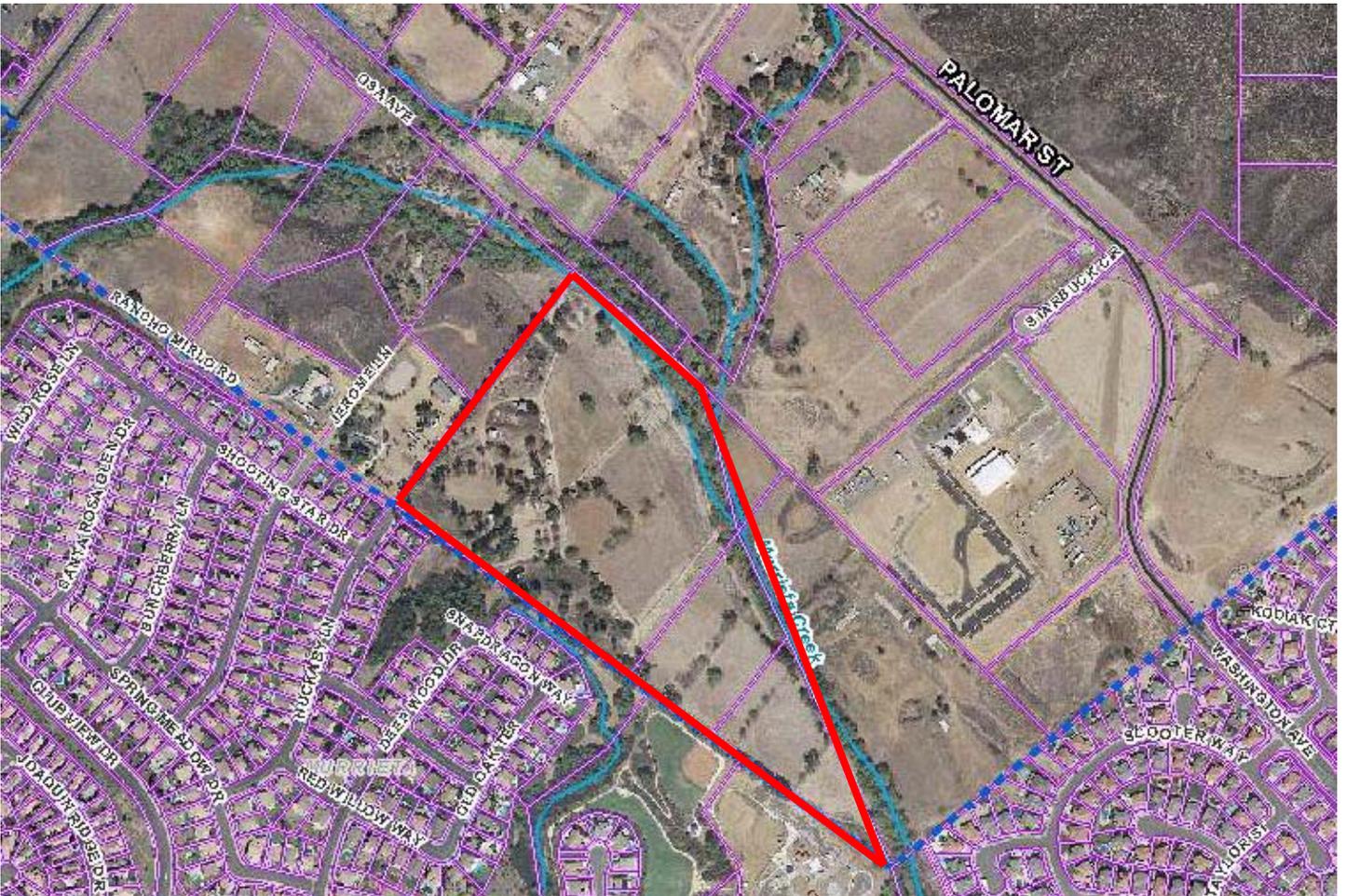
For this section, the terms final inspection, release of power, and building occupancy are used interchangeably to signify compliance with all conditions of approval, applicable codes and requirements necessary for the safe and lawful occupation or use of a structure or site.

94. Prior to the first occupancy, Rancho Mirlo Road in its new alignment shall be constructed unless otherwise approved by the City Engineer.
95. Prior to final inspection, electrical power, telephone, communication, and cable television lines shall be placed underground in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Engineering Department as proof of completion.
96. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461.

97. Prior to the final inspection, all outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan and the provisions of Chapter 8.80 of the Wildomar Municipal Code.
98. All flood control facilities with this project shall be constructed in accordance with applicable standards. The city engineer shall determine if the facility will be maintained by Flood Control District or the City of Wildomar. The applicant shall execute a maintenance agreement with the appropriate agency and the city engineer shall determine if an easement or a fee title parcel is to be dedicated. The plans cannot be signed prior to execution of the agreement and security of the improvements.
99. Prior to moving in to the residence, contact the Riverside County Fire Department (951-955-5282) to schedule an inspection for the items that were shown at the building permit issuance (i.e. access, addressing, water system and / or fuel modification).
100. If warranted, prior to final inspection the applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the project's frontage to the satisfaction of Public Works. If pavement replacement is required, the applicant may be required to grind, overlay, and/or slurry seal per City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of Public Works.
101. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461.
102. Prior to final inspection, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the planning director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the planning department to schedule the final inspection.
103. Performance securities, in amounts to be determined by the planning director, to guarantee the maintenance of the plantings in accordance with the approved construction landscape and irrigation plan shall be filed with the planning department for a period of one year from final certificate of occupancy. After that year, if the landscaping and irrigation system have been maintained in a condition satisfactory to the Planning Director, the bond may be released upon request by the applicant.
104. Prior to release of occupancy, the applicant shall provide evidence that all necessary impact and mitigation fees required.
105. Prior to release of occupancy, the applicant obtain approval from the fire department that all fire hydrants, fire lane painting and/or signs, and vegetation management requirements have been installed or completed.
106. Prior to final inspection/issuance of a certificate of occupancy all outstanding permit and application processing fee balances are paid in full.

ATTACHMENT E

LOCATION MAP



ATTACHMENT F

ATTACHMENT G

ATTACHMENT H

ATTACHMENT I

INITIAL STUDY

FOR

TENTATIVE TRACT MAP NO. 31895
(HOOVER RANCH)

Project 08-0164

Prepared for:

City of Wildomar
Planning Department
23873 Clinton Keith Road
Wildomar, California 92595

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405

February 2010

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FIGURES

Figure 1	Regional Location
Figure 2	Site Location
Figure 3	Tract Map
Figure 4	Offsite Mitigation and Impacts
Figure 5	Impact Assessment Map

ATTACHMENTS

The following attachments are available on the City of Wildomar's website (www.cityofwildomar.org).

- ATTACHMENT 1 – URBEMIS
- ATTACHMENT 2 – DBESP, Burrowing Owl Habitat Assessment
- ATTACHMENT 3 – Traffic Study
- ATTACHMENT 4 – Acoustic Analysis
- ATTACHMENT 5 – Soils Report
- ATTACHMENT 6 – Biology Report
- ATTACHMENT 7 – Cultural Report
- ATTACHMENT 8 – WQMP
- ATTACHMENT 9 – Hydrology Report
- ATTACHMENT 10 – Onsite HEC RAS
- ATTACHMENT 11 – Offsite HEC RAS

ATTACHMENT 12 – Inundation Letters
ATTACHMENT 13 – EVMWD Service Letter

**RIVERSIDE COUNTY
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: EA 39433

Project Case Type (s) and Number(s): Tentative Tract Map 31895, Change of Zone 6936, General Plan Amendment 801

Lead Agency Name: City of Wildomar

Address: 23873 Clinton Keith Road, Wildomar, CA 92595

Contact Person: David Hogan, Director of Planning

Telephone Number: (951) 677-7751

Applicant's Name: Markham Development Management Group, Inc.

Applicant's Address: 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description

The proposed project consists of a 51-unit residential and open space community on an approximately 30-acre site. The project site is located southeast of Huckaby Lane and northeast of Rancho Mirlo Road, in the City of Wildomar, County of Riverside, California. Refer to Figures 1 and 2. The current General Plan land use designations for the project site are Very Low Density Residential (VLDR), with Watercourse, Watershed and Conservation Area (W-1) and Rural Residential (R-R) zoning designations. The proposed General Plan land use designation for the project site is Low Density Residential (LDR), with One-Family Dwelling (R-1), Open Area Combining Zone, Residential Development (R-5) and W-1 zoning designations. A General Plan Amendment will change the existing VLDR designation to LDR and a Zone Change will be needed to assign the R-1, R-5 and W-1 zoning designations. Figure 3 shows the layout of the subdivision.

Site Development

As noted above, the project site encompasses approximately 30 acres. It is anticipated that approximately 19 acres of the site is to be graded. Estimated earthwork quantities include approximately 54,697 cubic yards of cut and 147,006 cubic yards of fill for a total of 92,310 cubic yards. The following pieces of equipment are expected to be onsite during rough grading of the site: Off-Road Equipment: 1 grader; 2 off-highway trucks; 1 rubber tired dozer; 1 rubber tired loader; 3 scrapers; 1 skid steer loader; and 1 tractor/loader/ backhoe. Grading duration is assumed to required 3 months.

Access to Tentative Tract Map 31895 has undergone a careful review, and the selected access, Rancho Mirlo Road connects to Clinton Keith Road opposite Grand Avenue, will extend east-southeast for approximately 2,065 feet. Refer to Figures 3 and 4 show the proposed alignment for Rancho Mirlo Road. Figure 4 shows the alignment of Rancho Mirlo Road west of the subdivision across an open parcel that includes a span crossing of Slaughter House Canyon Creek. Realigning and improving the existing Rancho Mirlo Road (a graded dirt road) is necessary to provide access to Tentative Tract 31895, while the span crossing is necessary to accommodate the flow and velocity of water in Slaughter House Canyon Creek generated by a 100-year storm and to avoid U.S. Army Corps of Engineers jurisdiction along the Creek.

Occupancy

Riverside County has an average occupancy rate of 2.8 persons per unit. With a total of 51 residential units, the maximum occupancy of the residential portion of the project would be 143 persons. The average lot size for the proposed project is estimated at 9,545 square feet, or approximately .22 acre. The minimum lot size allowed under the proposed zone designation is 7,200 square feet. The full project is forecast to be developed within 24 - 36 months from approval of the project, but this may vary depending upon the housing market at the time of development.

B. Project Characteristics

See Section A. above.

C. Type of Project: Site Specific ; Countywide ; Community ; Policy

D. Total Project Area: Approximately 30 acres

Residential: Acres Approx. 19; **Lots** 53 (includes 2 HOA/open space lots and open space lot for flood area); **Units** 51; **Projected No. of Residents:** 143 (estimated)

Commercial: Acres N/A; **Lots** N/A; **Sq. Ft. of Bldg. Area** N/A; **Est. No. of Employees:** N/A

Industrial: Acres N/A; **Lots** N/A; **Sq. Ft. of Bldg. Area** N/A; **Est. No. of Employees** N/A

Other: Approximately 14.54 acres of open space

E. Assessor's Parcel No(s): 380-160-016, 019, and 020

F. Street References: Southeast of Huckaby Lane and northeast of Rancho Mirlo Road; bordered on the east by Murrieta Creek.

G. Section, Township & Range Description or reference/attach a Legal Description: Sections 1 & 12, Township 7 South; Range 4 West San Bernardino Meridian

H. Brief description of the existing environmental setting of the project site and its surroundings:

The topography of the site consists of relatively flat to low rolling terrain. The site is currently being utilized as a horse ranch, consisting of corrals, service roads, and chicken coops. An adjacent parcel appears to be being used as a site for storing material. The site is disturbed by rural residential activities. Vegetation on the easterly portion of the site is characterized by annual weeds and grasses. Numerous oak trees and ornamental shrubs characterize the westerly portion of the site. Wind breaks and shade rows present onsite are characterized by eucalyptus and cottonwood trees.

The Geotechnical Evaluation conducted by T.H.E. Soils Co., Inc. noted alluvial soils exposed at the site. The site is underlain with medium-dense to dense sedimentary rock.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. Open Space and Conservation Map Designations: N/A

B. Land Use Planning Area (L.U.P.A.) Information

1. **L. U. P. A. Names:** Elsinore Area Plan
2. **Subarea, if any:** N/A
3. **Community Policy Area, if any:** N/A

C. Community Plan Land Use Allocation Map Information

1. **Community Plan, if any:** N/A
2. **Community Plan Land Use Designation, if any:** N/A

D. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

E. Existing Zoning: Rural Residential (R-R) and Watercourse, Watershed and Conservation Area (W-1)

F. Proposed Zoning, if any: One-Family Dwelling Zone (R-1), Open Area Combining, Residential Zone (R-5), and Watercourse, Watershed and Conservation Area (W-1)

G. Adjacent and Surrounding Zoning: Medium Density Residential (MDR) and Rural Residential (R-R)

III. PROJECT HISTORY

This project was originally submitted to the County of Riverside in 2004. The project included a General Plan Amendment (GPA 801) from Very Low Density Residential (VLDR) to Medium Density Residential (MDR); Change of Zone (CZ 6936) from Rural Residential (R-R) and Watercourse, Watershed & Conservation Area (W-1) to One-Family Dwelling (R-1), Open Area Combining Zone Residential Developments (R-5) and Watercourse, Watershed & Conservation Area (W-1); and Tentative Tract Map 31895 for the subdivision of 30.02 gross acre lot into 57 single-family residential lots with two open space lots. The County of Riverside prepared an Initial Study for a Mitigated Negative Declaration (EA 39443) for GPA 801, CZ 6936 and TTM 31895. The Mitigated Negative Declaration was circulated for a period of 20 days from September 28, 2006 to October 18, 2006.

The project file was transferred from the County of Riverside to the City of Wildomar upon incorporation in July of 2008. The City of Wildomar has continued the processing the application under project number 08-0164 which includes the original County project numbers (GPA 810, CZ 6936, TTM 31895 and EA 39443). Minor revisions to the project have been made and are reflected in this version of the Initial Study for a Mitigated Negative Declaration. Changes to the project include:

- 1) The proposed General Plan land use designation is Low Density Residential (LDR) from Medium Density Residential (MDR).

- 2) The tentative tract map has been revised to include 51 residential lots from 57 residential lots.
- 3) Assessment of the off-site access.

In addition to the project changes, the Initial Study for a Mitigated Negative Declaration has been updated by removing references to the County of Riverside and replaced with City of Wildomar where appropriate (i.e. County of Riverside General Plan has been replaced with City of Wildomar General Plan). Other updates are included to reflect current codes, legislation and or/policies that have changed since the document was first circulated in 2006.

IV. 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” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

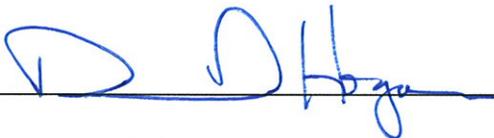
V. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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 revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal 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.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature 

Date 2/10/10

DAVID HOGAN
Printed Name

VI. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 - 21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS - Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan

Findings of Fact:

- a. The project site is located west of the Interstate 15 Corona Freeway, which is designated as a State Eligible Route. However, this highway has not been designated as an Official Scenic Highway and the project is located 0.75 miles from Interstate 15 and will not have an affect on any scenic resources. The General Plan indicates that this highway passes through Temescal Canyon and crosses the Cities of Wildomar and Murrieta. The General Plan also indicates that views along this highway have been heavily impacted by extractive resource operations, and efforts are being made to remove it from the State Scenic Highway Master Plan of the State Scenic Highways Eligible for Official Scenic Highway Designation. Therefore, implementation of the proposed project is not expected to have a substantial effect upon a scenic highway corridor within which it is located.
- b. In addition, the proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Scenic resources, consisting of the Murrieta Creek channel and riparian vegetation that border the site will not be impacted by the proposed project. The design of this residential development will be compatible with the existing suburban residential architectural motif within the area, and will preserve oak trees, therefore, have a less than significant impact as a result of its implementation.

Mitigation: The impacts to aesthetic resources as a result of the proposed project are considered less than significant; therefore, no specific scenic resource mitigation measures are required.

Monitoring: No mitigation measures are required; therefore, no additional monitoring will be necessary for the level of impact to aesthetic resources.

2. Mt. Palomar Observatory

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

Sources: City of Wildomar General Plan, Elsinore Area Plan Figure 6 and Chapter 8.80 of the Wildomar Municipal Code

Findings of Fact: According to the City of Wildomar General Plan, the project site is located within the designated 30-mile Special Lighting Area that surrounds the Mt. Palomar Observatory, approximately 26.84 miles from the Mt. Palomar Observatory (Zone B). 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.

The proposed project must comply with the requirements of Chapter 8.80 of the Wildomar Municipal Code. Because compliance with Chapter 8.80 is mandatory, no specific mitigation measure is required to mitigate project impacts to a less than significant level.

Mitigation: None required. Under Chapter 8.80 of the Wildomar Municipal Code, the Building and Safety Department must review lighting plans to verify conformance with the ordinance.

Monitoring: Outdoor lighting that conforms with Chapter 8.80 shall be shown on electrical plans submitted prior to the issuance of building permit and shall be reviewed and approved by the Building and Safety Department. Prior to final building inspection, outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Sources: City of Wildomar General Plan and Chapter 8.80 of the Wildomar Municipal Code

Findings of Fact:

a. The project is not forecast to create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The proposed use is residential, and the project site is located just southeast of a major roadway (Clinton Keith Road), in immediate proximity of other similar uses. Further, it must comply with Chapter 8.80 due to its location within 30 miles of Palomar Observatory.

b. With the incorporation of site landscaping and compliance with the requirements of Chapter 8.80 of the Wildomar Municipal Code, potential light and glare impacts to these residents should be less than significant. Lighting on Rancho Mirlo Road must conform with the referenced design requirements and are required to be shielded and directed to ensure that street lighting will not adversely impact the adjacent residences to the south. With implementation of these lighting requirements no adverse or unacceptable light levels will result from project implementation.

Mitigation: None required. Under Chapter 8.80 of the Wildomar Municipal Code, the Building and Safety Department must review lighting plans to verify conformance with the ordinance.

Monitoring: Outdoor lighting that conforms with Chapter 8.80 and street lighting design standards shall be shown on electrical plans submitted prior to the issuance of building permit and shall be reviewed and approved by the Building and Safety Department. Prior to final building inspection, outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES - Would the project:				
4. Agriculture				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 Right-to-Farm)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Wildomar General Plan Figure OS-2

Findings of Fact:

- a. The project site is located in immediate proximity of residential uses. The project site was previously utilized as a horse ranch. No agricultural uses are being conducted at the project site, as well as within the immediate area of the project site. Because of the extent of existing and immediately proposed development within the area, agricultural uses are gradually being phased out of the project area. In addition, according to the Wildomar General Plan the project site is not designated as Prime Farmland, Statewide Important Farmland or Unique Farmland. However, a minimal portion of the project site on the northwest portion of the project site (APN 380-160-016) has a designation of Farmland of Local Importance. 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 portion of the lot that is designated Farmland of Local Importance is minimal and the proposed project is consistent with the General Plan Land Use Designation.
- b. Because of these factors, the project will not 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; conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).
- c. Because this property is not located within 300 feet of any agriculturally zoned property, it cannot cause development of non-agricultural uses within 300 feet of agriculturally zoned property. No adverse impact is possible.
- d. This project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impacts will result to agricultural resources from the implementation of the proposed project.

Mitigation: No impacts to agricultural resources will occur as a result of the implementation of the proposed project; therefore, no mitigation measures are required.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts to agricultural resources.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY - Would the project:				
5. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: South Coast Air Quality Management District's "CEQA Air Quality Handbook" (CEQA Handbook); and URBEMIS Model Run, Jorgensen Environmental November 2008

Findings of Fact:

- a. The proposed project will ultimately develop 51 single-family residential units within approximately 30 acres of vacant land, of which about 21 acres will actually be developed. The project will result in a projected population 143 persons, which is provided for by the County of Riverside's, now the City's, General Plan and the Southern California Association of Governments' (SCAG) projections. Therefore, the project will be consistent with the regional air quality planning document, including the 2003 Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide.

The project site is located within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD screening threshold for determining whether a single-family residential project will result in a potentially significant air quality impact is 166 units (Table 6-2, SCAQMD "CEQA Air Quality Handbook", Handbook). Based upon the fact that the proposed project complies with the County of Riverside General Plan, SCAG projections, and falls within the SCAQMD threshold for significance, the proposed project is not forecast to conflict or obstruct any applicable air quality plans.

- b. The South Coast Air Basin is non-attainment area for federal and State ambient air quality standards for ozone and particulate matter less than microns in size (PM10). For the past two years the Basin has been in compliance with the carbon monoxide (CO) standard and the District has submitted the data with a request to be designated attainment for this pollutant. Recent air quality data from the stations nearest the project site are provided in Tables 5.1 and Table 5.2. The federal and state ambient air quality standards are shown on Table 5.3 presented below and the health effects caused by air quality that exceeds the ambient air quality standards are presented in Table 5.4.

Table 5.1

**AIR POLLUTANT DATA SUMMARY FROM
LAKE ELSINORE (4158) MONITORING STATION (1999-2002)**

Pollutant	SCAQMD Station Data			
	1999	2000	2001	2002
Ozone				
Highest 1 hour, ppm	0.14	0.13	0.15	0.14
Days > 0.12 ppm ¹	4	1	12	6
Days ≥ 0.09 ppm ²	51	45	61	52
Carbon Monoxide				
Highest 1 hour, ppm	N/M	4	2	3
Days > 35.0 ppm ¹	N/M	0	0	0
Days > 20.0 ppm ²	N/M	0	0	0
Highest 8 hour, ppm	N/M	2	2	2
Days > 9.0 ppm ^{1,2}	N/M	0	0	0
Nitrogen Dioxide				
Highest 1 hour, ppm	0.11	0.08	0.09	0.07
Days > 0.25 ppm ²	0	0	0	0
Annual Average	0.0200	0.0175	0.0185	0.0173
Days ≥ 0.053 ppm ¹	0	0	0	0
Sulfur Dioxide				
Highest 24 hour, ppm	N/M	N/M	N/M	N/M
Days > 0.05 ppm ²	N/M	N/M	N/M	N/M
Particulates (PM ₁₀)				
Highest 24 hour	112	87	N/M	N/M
Days > 150 µg/m ³ ¹	0	0	N/M	N/M
Days > 50 µg/m ³ ²	50	22	N/M	N/M
AAM ¹	50	41.1	N/M	N/M
Year > 50 µg/m ³	0	0	N/M	N/M
AGM ²	44	36.8	N/M	N/M
Year > 30 µg/m ³	1	1	N/M	N/M

ppm - parts per million; µG/m³ - micrograms per cubic meter

N/M - Not measured at this station

AAM - Annual Arithmetic Mean

AGM - Annual Geometric Mean

¹ Federal Standard

² State Standard

Source: SCAQMD Annual Monitoring Reports, 1999-2002

**Table 5.2
AIR POLLUTANT DATA SUMMARY FROM
PERRIS (4149) MONITORING STATION (1999-2002)**

Pollutant	SCAQMD Station Data			
	1999	2000	2001	2002
Ozone				
Highest 1 hour, ppm	0.11	0.16	0.15	0.15
Days > 0.12 ppm ¹	0	15	19	4
Days ≥ 0.09 ppm ²	10	65	73	59
Carbon Monoxide				
Highest 1 hour, ppm	N/M	N/M	N/M	N/M
Days > 35.0 ppm ¹	N/M	N/M	N/M	N/M
Days > 20.0 ppm ²	N/M	N/M	N/M	N/M
Highest 8 hour, ppm	N/M	N/M	N/M	N/M
Days > 9.0 ppm ^{1,2}	N/M	N/M	N/M	N/M
Nitrogen Dioxide				
Highest 1 hour, ppm	0.16	0.14	N/M	N/M
Days > 0.25 ppm ²	0	0	N/M	N/M
Annual Average	0.0338	0.364	N/M	N/M
Days ≥ 0.053 ppm ¹	No	No	N/M	N/M
Sulfur Dioxide				
Highest 24 hour, ppm	N/M	N/M	N/M	N/M
Days > 0.05 ppm ²	N/M	N/M	N/M	N/M
Particulates (PM ₁₀)				
Highest 24 hour	116	87	86	100
Days > 150 µg/m ³ ¹	0	0	0	0
Days > 50 µg/m ³ ²	24	16	16	24
AAM ¹	45.9	40.6	40.8	45.2
Year > 50 µg/m ³	No	No	No	No
AGM ²	40.8	35.7	36.0	41.6
Year > 30 µg/m ³	Yes	Yes	Yes	Yes

ppm - parts per million; µG/m³ - micrograms per cubic meter

NM - Not measured at this station

AAM - Annual Arithmetic Mean

AGM - Annual Geometric Mean

¹ Federal Standard

² State Standard

Source: SCAQMD Annual Monitoring Reports, 1999-2002

**Table 5.3
 AMBIENT AIR QUALITY STANDARDS**

Pollutant	Averaging Time	State Concentration	Federal Primary	Federal Secondary
Ozone	1 Hour	0.09 ppm (180 µg/m ³)	0.12 ppm (235 µg/m ³)	Same as Primary Std.
	8 Hour	-	0.08 00m 157 µg/m ³	
Nitrogen Dioxide	Annual Average	-	0.053 ppm (100 µg/m ³)	Same as Primary Std.
	1 Hour	0.25 ppm (470 µg/m ³)	-	
Carbon Monoxide	8 Hour	9 ppm (10 mg/m ³)	9 ppm (10 mg/m ³)	None
	1 Hour	20 ppm (23 mg/m ³)	35 ppm (40 mg/m ³)	
PM10	24 Hour	50 µg/m ³	150 µg/m ³	Same as Primary Std.
	Annual Arithmetic Mean	20 µg/m ³	50 µg/m ³	
PM 2.5	24 Hour	No Separate State Standard	65 µg/m ³	Same as Primary Std.
	Annual Arithmetic Mean	12 µg/m ³	15 µg/m ³	
Sulfur Dioxide	Annual Average	-	0.03 ppm (80 mg/m ³)	1300 µg/m ³ (0.5 ppm) -
	24 Hour	0.04 ppm (105 µg/m ³)	0.14 ppm (365 µg/m ³)	
	3 Hour	-	-	
	1 Hour	0.25 ppm (655 µg/m ³)	-	
Lead	30-Day Average	1.5 µg/m ³	-	Same as Primary Std.
	Calendar Quarter	-	1.5 µg/m ³	
Sulfates	24 Hour	25µg/m ³	-	-
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	-	-
Vinyl Chloride (chloroethene)	24 Hour	0.010 ppm (26 µg/m ³)	-	-
Visibility Reducing Particles	8 Hour (10 am to 6 pm, PST)	**	-	-

** In sufficient amount to produce an extinction coefficient of 0.23 per kilometer due to particles when the relative humidity is less than 70 percent. Measurement in accordance with ARB Method V.

**Table 5.4
HEALTH EFFECTS SUMMARY FOR AIR POLLUTANTS**

Pollutants	Sources	Primary Effects
Ozone	Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	Aggravation of respiratory and cardiovascular diseases. Irritation of eyes. Impairment of cardiopulmonary function. Plant leaf injury.
Nitrogen Dioxide	Motor vehicle exhaust. High temperature. Stationary combustion. Atmospheric reactions.	Aggravation of respiratory illness. Reduced visibility. Reduced plant growth. Formation of acid rain.
Carbon Monoxide	Incomplete combustion of fuels and other carbon-containing substances, such as motor vehicle exhaust. Natural events, such as decomposition of organic matter.	Reduced tolerance for exercise. Impairment of mental function. Impairment of fetal development. Death at high levels of exposure. Aggravation of some heart disease (angina).
PM ₁₀	Stationary combustion of solid fuels. Construction activities. Industrial processes. Atmospheric chemical reactions.	Reduced lung function. Aggravation of the effects of gaseous pollutants. Aggravation of respiratory and cardiorespiratory diseases. Increased cough and chest discomfort. Soiling. Reduced visibility.
PM _{2.5}	Fuel combustion in motor vehicles, equipment and industrial sources. Residential and agricultural burning. Industrial processes. Formed from photochemical reactions of other pollutants, including NO _x , sulfur oxides, and organics.	Increases respiratory disease. Lung damage. Cancer and premature death. Reduces visibility and results in surface soiling.
Sulfur Dioxide	Combustion of sulfur-containing fossil fuels. Smelting of sulfur-bearing metal ores. Industrial processes.	Aggravation of respiratory diseases (asthma, emphysema). Reduced lung function. Irritation of eyes. Reduced visibility. Plant injury. Deterioration of metals, textiles, leather, finishes, coating, etc.
Lead	Contaminated soil.	Impairment of blood function and nerve conduction. Behavioral and hearing problems in children.

Source: California Air Resources Board 2002

The thresholds of significance for specific projects established by SCAQMD in the 1993 CEQA Air Quality Handbook are shown on Table 5.5 and 5.6.

**Table 5.5
CONSTRUCTION THRESHOLDS**

Pollutant	Threshold (lb/day)	Threshold (tons/quarter)
Carbon Monoxide (CO)	550	24.75
Sulfur Oxides (SO ₂)	150	6.75
Volatile Organic Carbon (VOC)	75	2.5
Nitrogen Oxide (NO _x)	100	2.5
Particulate Matter (PM ₁₀)	150	6.75

**Table 5.6
OPERATIONAL SIGNIFICANCE THRESHOLDS**

Pollutant	Threshold (lb/day)
Carbon Monoxide (CO)	550
Sulfur Oxides (SO ₂)	150
Volatile Organic Carbon (VOC)	55
Nitrogen Oxide (NO _x)	55
Particulate Matter (PM ₁₀)	150

Although the proposed project contains fewer units than identified in the screening table (Table 6-2 of the Handbook), the URBEMIS 2007 (Version 9.2.4) was exercised to verify the project related emissions. The majority of emissions are caused by mobile sources (project-related traffic), with only minor area source emissions (use of natural gas and electricity). Attachment 1 contains the URBEMIS model runs for the project, and the following emissions are summarized from this emissions forecast.

Unmitigated Operating Emissions

Reactive Organic Gases (ROG or VOC) = 5.14 lbs/day
 Nitrogen Oxides (NO_x) = 9.46 lbs/day
 Carbon Monoxide (CO) = 64.53 lbs/day
 Sulfur Oxides (SO_x) = <1 lbs/day
 Particulate Matter (PM₁₀) = 8.74 lbs/day
 Particulate Matter (PM_{2.5}) = 1.76 lbs/day
 CO₂ = 5,789.41 lbs/day

These emissions fall well below the thresholds of significance presented in Table 5.6. No mitigation is required for operational emissions in general.

Construction emissions are presented below for this project based on grading 19 acres of the 30-acre site. These emissions were identified as being potentially significant unless the mitigation measures presented below are implemented.

Unmitigated Construction Emissions

Reactive Organic Gases (ROG/VOC)	=	14.15 lbs/day
Nitrogen Oxides (NOx)	=	140.61 lbs/day
Carbon Monoxide (CO)	=	64.24 lbs/day
Sulfur Oxides (SOx)	=	<1 lb/day
Particulate Matter (PM ₁₀) Total	=	81.47 lbs/day
Particulate Matter (PM _{2.5}) Total	=	21,44 lbs/day
CO ₂	=	19,639.77 lbs/day

Assumptions for construction activities are described in Attachment 1, but the model emissions forecast indicates that the NOx emissions exceed the regional significance values in Table 5.5. In addition, the modeling indicates that the Localized Significance Thresholds (LSTs) will be exceeded for PM2-5 and PM10 emissions.

In order to reduce the construction activity emissions of NOx, PM2.5 and PM10, mitigation measures listed below must be implemented. After implementation of these measures the construction activity emissions are reduced below both regional significance thresholds and LSTs. The mitigated construction activity emissions are summarized below.

Mitigated Construction Emissions

Reactive Organic Gases (ROG/VOC)	=	10.69 lbs/day
Nitrogen Oxides (NOx)	=	96.34 lbs/day
Carbon Monoxide (CO)	=	49.00 lbs/day
Sulfur Oxides (SOx)	=	<1 lb/day
Particulate Matter (PM ₁₀)	=	47.10 lbs/day
Particulate Matter (PM _{2.5})	=	13.22 lbs/day
CO ₂	=	12,602.03 lbs/day

Refer to mitigation measures listed below.

- c. Refer to the analysis under issue 5.b. Because project construction and operational emissions fall below significance thresholds, no cumulative significant emissions will occur. However because the SoCAB remains in non-attainment for ozone and particulates, the mitigation measures listed below will be implemented to reduce emissions to a low level.
- d. Refer to the analysis under issue 5.b. With implementation of mitigation measures, all local pollutants will be controlled to a level that will not pose sensitive receptors to substantial emissions. No point source emissions will result from the proposed project. All emissions are mobile or area source emissions.
- e. People occupying residences are sensitive receptors for air pollutants, but there are not substantial point source emission sources within a mile of the project site. Therefore, implementation of the proposed project will not expose future residents to significant air pollutants.
- f. Use of construction equipment may result in some temporary and localized odors from use of diesel fuels. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

- g. 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.

Recent changes to State Law, the Global Warming Solutions Act of 2006, have established requirements to begin to deal with greenhouse gas emissions in California. One of the requirements in the law is for environmental documents to identify carbon dioxide emissions that are expected to occur as a result of the construction and operation of projects within the State. The CO₂ emissions from the proposed project are shown on page 18 (Unmitigated Operating Emissions) and page 19 (Unmitigated Construction Emissions and Mitigated Construction Emissions). Emissions of GHG during construction are estimated at about 6 tons per day maximum (estimated to be approximately 1,500 tons during the maximum year of construction) and during operations are estimated at 1,095 tons per year. These values are 0.00003% and 0.0002%, respectively, of the annual statewide burden of 541,000,000 tons per year. Thus, the proposed project's contribution to global emissions is miniscule when compared with existing GHG emissions within the State. Given the objective of providing additional housing for the City of Wildomar, the proposed project's contribution to GHG is considered to be a less than significant impact.

Mitigation:

The following mitigation measures will be implemented if this project is developed.

- 5b-1 Use appropriate emission control devices on gasoline and diesel construction equipment and maintain construction equipment engines by keeping them tuned.**
- 5b-2 Prohibit extended idling (more than 10 minutes) and other unnecessary operation of equipment.**
- 5b-3 Utilize existing electrical power sources (i.e., temporary power poles) and avoid onsite power generation.**
- 5b-4 Have sufficient equipment at the site to carry out dust-control measures in all areas covered by the contract work (not just the immediate area of construction).**
- 5b-5 Employ construction activity management techniques, such as: configuring the construction parking to minimize traffic interference; extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources; and reducing or changing the hours of construction to minimize construction activity emissions.**

- 5b-6** *Cover loaded trucks used in construction operations with tarpaulins or maintains at least 2 feet of freeboard and wash off trucks leaving the site.*
- 5b-7** *Sweep streets if silt is carried over to adjacent public thoroughfares.*
- 5b-8** *Contractors will be required to apply water to the disturbed portions of the project site at least two times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, contractors will be required to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.*
- 5b-9** *The project will comply with regional Rule 403 set forth by the SCAQMD to assist in reducing short-term air pollutant emissions. Fugitive dust must be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Dust suppression techniques must be implemented to prevent fugitive dust from creating a nuisance offsite. These dust suppression techniques are summarized below.*
- Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until stabilized in a manner acceptable to the City.*
 - All onsite roads will be paved as soon as feasible or watered periodically or chemically stabilized.*
 - All material transported from or to the site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.*
 - The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.*
- 5b-10** *All material stockpiles subject to wind erosion during construction activities, that will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.*
- 5b-11** *All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the City and the contracted construction company with penalty clauses for violation of this speed limit.*
- 5b-12** *Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.*

Implementation of these measures can reduce fugitive dust emissions by approximately 88%, or 156.32 lbs/day to 19.85 lbs/day. Nuisance dust will also be controlled through implementation of the above measures.

The equipment required to complete site grading is anticipated to be well below the number of pieces of equipment that would generate significant combustion emissions. To ensure that combustion emissions fall below SCAQMD thresholds, the following measures will be implemented.

- 5b-13** *All engines will be properly operated and maintained. These measures will be enforced through the monthly submission of certified mechanic's records.*
- 5b-14** *All diesel-powered vehicles and equipment will be operated with the fuel injection timing retarded 2 degrees from the manufacturer's recommendation and use high pressure injectors.*
- 5b-15** *All diesel-powered vehicles will be turned off when not in use for more than 30 minutes and gasoline - powered equipment will be turned off when not in use for more than five minutes.*
- 5b-16** *The construction contractor will utilize diesel powered engines with the Diesel Oxidation Catalyst which shall reduce emissions by 15%.*
- 5b-17** *Mass grading shall be scheduled for 90 days to reduce the number of truck trips transporting fill material to the project site.*

All of Southern California is within a non-attainment region for certain pollutants. Based upon the above discussion and through the implementation of mitigation measures, the proposed project is not forecast to create any incremental impact that would cumulatively contribute to significant air quality impacts.

According to the discussion of toxic emissions in SCAQMD's "CEQA Air Quality Handbook" (Chapter 10), residential projects are not the type of uses that would generate substantial toxic emissions that would be harmful to humans. Therefore, no further evaluation of this issue is required. A residential project such as the proposed has no potential to emit significant quantities of toxic air pollutants. No major stationary source emissions are located near the project site and the project does not include any major stationary source emissions.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES - Would the project:				
6. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan, "Biological Habitat Assessment and Jurisdictional Delineation" prepared by Tom Dodson & Associates, dated December 2004, "Determination of Biologically Equivalent or Superior Preservation (DBESP) Report" prepared by Principe and Associates, dated April 21, 2008 and "Burrowing Owl Habitat Assessment Tentative Tract Map 31895" prepared by Principe and Associates, dated January 11, 2010.

Findings of Fact:

- a. A site biological habitat assessment and a burrowing owl survey of the property were conducted by Tom Dodson & Associates in November 2004. An additional "Burrowing Owl Habitat Assessment Tentative Tract Map 31895" was prepared by Principe and Associates in January 2010. These documents are provided as Attachment 2 to this EA. The project site is located within Subunit 2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- b&c. Although no Threatened or Endangered species were observed on the site, marginal foraging habitat for a number of planning species for this subunit of the MSHCP identified on the site. A majority of the project site supports non-native vegetation and un-vegetated areas, with the exception of a few large oak trees in the westerly portion of the project site which are proposed to be preserved onsite.

- d. The only existing wildlife movement corridor within the property is the creek channel which will be preserved. In addition, mitigation is identified to address the Urban/Wildlands interface area on the project site and control potential effects on wildlife movement to a less than significant level. See mitigation below.
- e&f. After selecting the alignment from Rancho Mirlo Road shown on Figure 4, which will provide access to the subdivision, it was determined that a biology evaluation of the offsite portion of this roadway alignment was necessary to determine consistency with the MSHCP. Accordingly, a Determination of Biologically Equivalent or Superior Preservation (DBESP) report was prepared for the roadway crossing of Slaughter House Canyon Creek by Principe and Associates. A copy of this study is provided as Attachment 2 to this document. A summary of the report's findings are presented following text.

The site is currently developed as a horse ranch. Species observed onsite were beechy ground squirrels, western meadowlark, cottontail rabbits, mourning doves, western kingbirds, and red-tailed hawks. The species for which the site was determined to consist of marginal foraging habitat for were the following: mountain lion, bobcat, and white-tailed kite. Due to the site's location and the type of habitat observed onsite, the project does not conflict with the MSHCP planning goals.

Figures 4 and 5 illustrate the proposed span over Slaughter House Canyon Creek. Figure 4 contains an engineering drawing illustrating this portion of the Rancho Mirlo Road alignment, including the bridge crossing, and Figure 5 contains an aerial photograph showing the crossing location in relation to the Creek's riparian area. Figure 4 also shows the areas proposed for mitigation to compensate for the temporary and permanent disturbance associated with installing the new span over the Creek.

Rancho Mirlo Road is located on the southeast side of Clinton Keith Road. The total area that will be disturbed to install the roadway is estimated to contain about 2.8 acres. The existing roadway occupies an unimproved dirt roadway of about 30,975 square feet or about 0.71 acre. The existing crossing at Slaughter House Canyon Creek consists of three existing 5-foot diameter culverts with a poured concrete surface cover. As noted above, the parcels of land comprising the tract map are not a part of the MSHCP, and the additional parcels crossed by proposed Rancho Mirlo Road are also not a part of the MSHCP. Even though the project site is not bounded by any MSHCP criteria cells the proposed project must comply with Section 6.0 of the MSHCP, including: compliance with protection of protection of species associated with Riparian/Riverine areas and Vernal Pools (6.1.2), protection of narrow endemic plant species (6.1.2); guidelines pertaining to the urban/wildlands interface (6.1.4) and additional survey needs and procedures (6.3.2).

The following findings were reached in the DBESP, which is provided as Attachment 2 to this document: 1) the creek alignments on the property (Slaughter House Canyon Creek and Murrieta Creek meet the definition of "Riparian/Riverine Areas" in the MSHCP and protection of biological functions and values of the existing Riparian/Riverine Areas must be protected; and 2) no vernal pools, swales or other aquatic features were found on the property. New Rancho Mirlo Road will have a 56-foot wide right-of-way, with 36 feet of pavement. The span of Slaughter House Canyon Creek will be located about 120 feet southeast of the existing culverts. The span is proposed to be a three-cell bottomless arch design. It will have a 48-foot center span and one 36-foot span on each end. It will completely span the channel and banks of the Creek and will convey up to 7,200 cubic feet of runoff per second during a 100-year storm, with non-erosive flows. Based on a detailed analysis, no Corps jurisdictional "waters of the United States" will be impacted by the construction and installation of the arch crossing. California Department of Fish and Game (CDFG) jurisdictional areas impacted will be done so by a Streambed Alteration Agreement (1602) and will be mitigated for as prescribed by CDFG.

Constructing the new road with the arch bridge crossing over Slaughter House Canyon Creek is forecast to require hand removal of approximately 0.12 acre of Southern Cottonwood-Will Riparian Forest. Because the stream crossing will be accomplished by an arch crossing, the Riverine Area will be completely spanned. The 0.12 acre loss of riparian forest is also classified as riparian area under the MSHCP and it has also been delineated as being in the jurisdiction of the CDFG. A Streambed

Alteration Agreement will be required and it is probable that the San Diego Regional Water Quality Control Board will issue waste discharge requirements for the impacts under the Porter-Cologne Act. In addition to 0.12 of permanent loss of riparian vegetation, the project is also forecast to cause the temporary loss of 0.04 acre of Southern Cottonwood-Willow Riparian Forest. The habitat that will be impacted is also functioning as a wildlife movement corridor along the Creek alignment. Thus, during construction and placement of the arch crossing, the activities within the habitat will create a temporary nuisance to wildlife movement. This disturbance will not constitute a barrier to wildlife movement, just a temporary nuisance due to the presence of humans and human activities.

- g. According to the DBESP report, a Southern Cottonwood-Willow Riparian Forest is growing along eastern portion of the project site. This type of riparian forest is dominated by western cottonwood (*Populus fremontii* subsp. *fremontii*) and black willow (*Salix gooddingii*) trees. At least 15 coast live oak trees (*Quercus agrifolia* var. *agrifolia*) are growing in a large existing tree grove located along the site's west property line, and another three coast live oak trees are growing together near the northeast corner of the site. Numerous ornamental and shade trees were planted throughout the horse-keeping facilities in the past. The project is designed to protect much of the native habitat including Murrieta and Slaughter House Canyon Creeks and their associated riparian forest as shown in Open Space Lot A (10.36 acres). The oak trees will be preserved as shown in Open Space Lot 52 (3.51 acres) and three trees in Lot A. The project will have a less than significant impact on native trees and riparian habitat given that most of the native trees and riparian habitat will be protected in the two open space lots.

Mitigation: In summary the following measures will be implemented:

- 6a-1 Construct span crossing along realigned Rancho Mirlo Road.**
- 6a-2 Abandon Rancho Mirlo Road alignment west of the property line and remove the existing roadway and culverts.**
- 6a-3 Restore the natural profile of the Slaughter House Canyon Creek channel.**
- 6a-4 Revegetate the restored channel with the same species growing in the Southern Cottonwood-Willow Riparian Forest, and extend into City of Murrieta property located to the west.**
- 6a-5 Revegetate an area (0.3 acre) located in the northeast corner of the Tentative Tract Map 31895 site with the same species growing in the Southern Cottonwood-Willow Riparian Forest.**

The details of the mitigation plan to reduce indirect effects on the Creek are provided on pages 36 and 37 of Attachment 2. In summary the following measures will be implemented:

- 6a-6 Using Guidelines Pertaining to the Urban/Wildlands Interface listed in Volume 1, Section 6.1.4 of the MSHCP, site specific project design features and mitigation measures will be implemented to reduce indirect effects on the riparian forest. These measures encompass the following resource issues: Drainage, Toxics, Lighting, Noise, Invasives, Barriers, Grading/Land Development, Domestic Predators, and Fuels and Brush Management.**

This represents all of the measures identified in Attachment 2.

With implementation of the proposed measures, both the project direct and indirect biological resource impacts, including construction and use of Rancho Mirlo Road for access to TTM 31895, are forecast to be less than significant. In addition, with implementation of the above measures the new roadway can be installed and operated consistently with the MSHCP.

Based on the analysis above and in Attachments 2 and subsequent biological reports in Attachment 2, no significant biological resource impacts are forecast to occur as a result of implementing the proposed project.

Monitoring: Monitoring will be necessary for impacts to biological resources. The City will require that a qualified biological monitor oversee the implementation of the above measures and provide documentation that all of the above mitigation measures have been implemented or are being implemented to reduce the project's potential direct and indirect effects on the environment. An annual report of implementation of mitigation measures shall be provided to the City annually until the revegetated areas are self-sustaining.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES - Would the project:				
7. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Wildomar General Plan Figure OS-7 and "A Phase I Cultural Resource Assessment of Tentative Tract Map 31895" prepared by Jean A. Keller, dated January 2004

Findings of Fact:

A Phase 1 Resource Assessment review and survey (Study) was conducted on ±30 acres located southeast of Huckaby Lane and northeast of Rancho Mirlo Road, in southwestern Riverside County, California. The purpose of the Study was to obtain information pertaining to previous land uses of the subject property, and to make a determination as to what extent existing cultural resources would be impacted by the implementation of the proposed project. The results of the archaeological records search indicated that the project site had not been included in a previous cultural resources study, and that no archaeological sites had been previously recorded within the project boundaries. According to the Study, there was no activity and structures on the site from 1901 through 1953. During the period between 1953 and 1979, three structures and two unpaved roads were identified on 1979 USGS maps. A field survey conducted in December 2009 of the site identified several dilapidated buildings, sheds and mobile homes that were used to house ranching staff. The field survey revealed that no cultural resources of either prehistoric or historic significance according to the California Environmental Quality Act (CEQA) were observed onsite. In addition, the Study notes consultation of the National Register of Historic Places, and Office of Historic Preservation, Directory of Properties in the Historic Property Data. No historic resources were identified.

Mitigation: No impacts to historic resources will occur as a result of the implementation of the proposed project; therefore, no mitigation measures are required.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts to historic resources.

8. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Wildomar General Plan Figure OS-6 and "A Phase I Cultural Resource Assessment of Tentative Tract Map 31895" prepared by Jean A. Keller, dated January 2004

Findings of Fact: According to the cultural resources assessment performed for the proposed project, no archaeological resources were observed within the project boundaries. The cultural resource assessment also states that it is possible that subsurface archaeological resources may exist on the site.

In order to mitigate any potential impacts to subsurface archaeological resources which may be discovered during grading operations, all grading shall be halted or diverted until a qualified archaeologist can assess the resources should any such resources be discovered. With incorporation of the proposed mitigation measures, potential impacts to archaeological resources resulting from implementation of the proposed project are considered to be less than significant.

Mitigation: The following mitigation measures will be implemented to prevent potential impacts to archaeological resources:

- 8a-1 During initial ground disturbance activities a qualified archaeological monitor will be present and will have the authority to stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property. If archaeological resources are encountered, reasonable funding shall be provided by the site developer to collect, curate and report on these resources.**

- 8a-2 If any human remains are encountered during initial grading activities, all ground disturbing activities in the vicinity of the discovery will be terminated immediately and the County Coroner's office must be contacted within 24 hours to arrange for management of such remains.**

Monitoring: An archaeological monitor shall be on site during initial grading and earth disturbance activities meeting the mitigation requirement. The monitor shall be approved by the Planning Department prior to ground disturbance and if any reports are prepared, the City will receive written reports from the archaeological monitor. The City Planning Department shall be notified if human remains are unearthed on the project site. Notification shall occur immediately after the coroner and within a 24-hour period.

9. Paleontological Resources

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Sources: City of Wildomar General Plan Paleontological Sensitivity Resources Map Figure OS-8 and "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004.

Findings of Fact: The proposed project is located within an area of designated as having a low potential for the existence of paleontological resources according to the General Plan Paleontological Sensitivity Resources Map. However, the geotechnical evaluations performed for the project site indicate that the site is underlain by alluvium, which has little or no potential for the presence of paleontological resources. Therefore, implementation of the proposed project is not expected to result in the destruction of a unique paleontological resource or site or unique geologic feature. No mitigation is required, but a contingency mitigation measure is provided below to address the accidental exposure of unknown paleontological resources.

Mitigation: The following mitigation measure will be implemented if this project is developed.

- 9-1 If paleontological resources are discovered during project construction, all work in the area of the find shall cease, and a qualified paleontologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. The developer shall implement the paleontologist's recommendation.**

Monitoring: If paleontological resources are discovered, a report of findings shall be prepared by the qualified paleontologist, and a copy of the report shall be retained in the project file.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable_ S - Generally Suitable PS - Provisionally Suitable

U - Generally Unsuitable R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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?

AP-Zones NA PS U R

CFH Zones NA PS U R

Sources: City of Wildomar General Plan, "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April November 2004.

Findings of Fact: According to the Preliminary Geotechnical Investigation, there are no known active or potentially active faults crossing the site. However, the site is located within the Alquist-Priolo Fault Studies Zone for the Elsinore Fault, which is located approximately 0.6 kilometers to the northeast of the project site.

The topography within the vicinity of the proposed project site consists of relatively flat terrain which slopes south and southeast toward Murrieta Creek. Alluvial soils were observed to be exposed at the ground surface throughout the site.

The proposed project site is located within a region of generally high seismicity. The site is expected to experience strong ground motions due to earthquakes. Based upon the site's geological conditions, the mitigation measures proposed within the Preliminary Geotechnical Investigation, which are in accordance with the provisions of the California Building Code, shall be implemented in order to prevent potential impacts due to the rupture of a known fault.

Mitigation: The following mitigation measures will be implemented if this project is developed.

10-1 Comply with the seismic and site stability recommendations contained in the "Preliminary Geotechnical Investigation," prepared by T.H.E. Soils Co., Inc. (as amended or updated).

10-2 Prior to the commencement of site development, the site should be cleared of any vegetation, existing walkways, concrete foundations, electric lines, etc., which should be hauled off-site. The client, prior to any site preparation, should arrange and attend a meeting among the grading contractor, the design engineer, the soils engineer and/or geologist, a representative of the City Planning and Building Departments.

Monitoring: Building plans with mitigation measures shall be reviewed and approved by the Building Department. Field inspection during construction of structures shall verify construction in accordance with these measures.

11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction?

NA S PS U R

Sources: City of Wildomar General Plan Figure S-3, "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: According to General Plan and the Geotechnical Investigation, the project site is not located within an area mapped as having a potential for liquefaction. However, the geotechnical investigation states that the site is susceptible to liquefaction due to the depth to groundwater, 5 to 14 feet below ground surface. The geotechnical investigation also indicates a potential total dynamic settlement of 3.48 inches or potential differential settlement of 1.74 inches for the east portion of the site.

Based upon the site's geological conditions, the mitigation measures proposed within the Preliminary Geotechnical Investigation shall be implemented in order to prevent potential impacts due to liquefaction.

Mitigation: The following mitigation measures will be implemented if this project is developed.

- 11-1 Comply with the seismic and site stability recommendations contained in the "Preliminary Geotechnical Investigation," prepared by T.H.E. Soils Co., Inc. (as amended or updated).**
- 11-2 In order to reduce the effects of liquefaction and settlement the project shall include, recommendations in the geotechnical report including Section 7.2 Preparation of Existing Ground. The upper 5 feet to 14 feet of native soils should be over excavated and recompacted to 90 percent of the maximum dry density. Prior to the placement of fill, the exposed soil should be scarified and re-compacted to a depth of 12 inches. Thus, the proposed 8 foot of the embankment fill effectively provides a minimum 13 foot blanket of compacted fill below the ground surface, which will reduce the potential effects of liquefaction hazard and settlement.**
- 11.2 Section 7.11 Foundation System Design. Post-tensioned foundation systems be utilized for the proposed residential structures as identified in the geotechnical report. The post-tension foundation should be designed to accommodate the potential settlement differences. Considering the site conditions identified, and the potential settlement values calculated, the recommended mitigation measures are considered suitable to effectively reduce the hazard levels to acceptable levels.**
- 11-3 Final lot disposition concerning post-tension slabs should be made by the project engineering geologists at the completion of rough grading.**

Monitoring: Building plans with mitigation measures shall be reviewed and approved by the Building Department. Field inspection during construction of structures shall verify construction in accordance with these measures.

12. Groundshaking Zone

Strong seismic groundshaking?

NA S PS U R

Sources: City of Wildomar General Plan Figure S-4, "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: Reference Item No. 10 - Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. The seismic ground shaking impacts have been given site specific consideration in the geotechnical evaluation for the project site.

According to the General Plan, the proposed project is located within the Elsinore Area Plan. The Elsinore fault runs north-south through the middle of the Elsinore Plan Area. The preliminary geotechnical investigation and fault hazard investigation prepared for the proposed project specifies that there is a potential for the proposed project to be subject to relatively strong ground motions during its life, a peak ground acceleration of 0.57g can be expected. Therefore, the proposed project shall be designed to meet the City of Wildomar and Uniform Building Code standards for this seismic hazard zone to ensure that the proposed project will not result in significant impacts due to seismic ground shaking. Implementation of the above measures will mitigate the potential for ground shaking impacts to a less than significant level.

Mitigation: The following mitigation measures will be implemented if this project is developed.

- 12-1 Comply with the seismic and site stability recommendations contained in the "Preliminary Geotechnical Investigation," prepared by T.H.E. Soils Co., Inc. (as amended or updated).**
- 12-2 The proposed project shall be designed to meet the California Building Code standards for the project site's seismic ground shaking zone to ensure that the proposed project will not result in significant impacts due to seismic ground shaking. This will entail reinforcing residential buildings to remain safe after exposure to an earthquake generating ground shaking of 0.57g.**

Monitoring: Building plans with seismic safety mitigation measures shall be reviewed and approved by the Building Department. Field inspection during construction of structures shall verify construction in accordance with these measures.

13. Landslide Risk

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, collapse, or rockfall hazards?

NA S PS U R

Sources: City of Wildomar General Plan Figure S-4 and S-6, "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: The project site contains topography characterized as relatively flat to low rolling. Based on the geotechnical investigation, the project site has no potential for landslides or soil instability due to the sedimentary bedrock underlying the project site at shallow depths. Although a majority of the project site is characterized by low rolling terrain, minor boulders are located on a small hill along the northwesterly boundary of the project site. Removal of these exposed boulders during rough grading operations will ensure that there will be no significant impact from rockfall hazards.

Implementation of the proposed project has no potential to expose the proposed facilities to any landslide or mudslide. No other mitigation is required.

Mitigation: No mitigation measures are required from impacts due to landslide risk or soil instability. Removal of small boulders located onsite as specified above will reduce impacts from rockfall hazards to a level of nonsignificance. No other mitigation is required.

Monitoring: Building plans with seismic safety mitigation measures shall be reviewed and approved by the Planning Department. Field inspection during construction of structures shall verify construction in accordance with these measures.

14. Ground Subsidence

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 ground subsidence?

Sources: City of Wildomar General Plan Figure S-7, "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: Reference Item No. 10 - Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones and Item No. 11 - Liquefaction Potential Zone.

The ground subsidence (settlement) impacts and mitigation measures have been given detailed site specific consideration in the geotechnical evaluation for the project site. According to the City of Wildomar General Plan, the project site is not located within an area of potential ground subsidence. However, the geotechnical investigation states that due to the site topography, any proposed structures shall be founded in either medium dense to dense compacted fill and or sedimentary bedrock in order to mitigate for potential seismically induced soil settlement. Implementation of the recommended geotechnical mitigation measures will ensure that potential ground subsidence impacts resulting from the proposed project would not exceed an amount that could harm the proposed structures. This issue area does not require further analysis.

Mitigation: The following mitigation measure will be implemented if this project is developed.

14-1 Comply with the seismic and site stability recommendations contained in the "Preliminary Geotechnical Investigation," prepared by T.H.E. Soils Co., Inc. (as amended or updated).

Monitoring: The above described mitigation measure will be identified in the grading plan and then verified in the field as each stage of construction takes place. Implementation of the proposed mitigation will not cause any additional area to be disturbed on the site or any additional environmental impacts, other than additional equipment excavation and compaction to achieve high densities of compacted material. This measure is incorporated into the construction timing and air quality impacts of the project.

15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

Sources: City of Wildomar General Plan, "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: Neither the City of Wildomar General Plan, the fault hazard investigation or the geotechnical investigation identified any other geologic hazards that could affect the property, including a seiche, mudflow or volcanic hazard. No impacts other geotechnical impacts are anticipated; therefore, no mitigation measures are required. This issue area does not require further analysis

Mitigation: No mitigation measures are required from impacts due to other geologic hazards including seiches, mudflows or volcanic hazards.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts due to other geologic hazards including seiches, mudflows or volcanic hazards.

b. Would the project:

16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: Implementation of the project will result in modifications to the existing topography and surface relief features. As stated in Item No. 14, the required compacted will be needed for the proposed building pads. The general shape of the slope of this site will be maintained. Thus, the site will experience no significant adverse change in the site landform is forecast to result from the proposed project.

The project will not utilize subsurface sewage disposal so the project development has no potential to adversely impact this soil characteristic.

Mitigation: Refer to mitigation discussion under Item No. 14.

Monitoring: Refer to monitoring discussion under Item No. 14.

17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: Implementation of the project will not result in substantial soil erosion or the loss of topsoil. According to the geotechnical investigation, the earth materials encountered in the exploratory trenching consisted of medium dense to dense sedimentary bedrock. Fill materials/disturbed native soils characterized as a silty sands and silt were encountered at the site. A weathered bedrock consisting of fine to coarse grained, silty to clayey sand was encountered beneath the upper surface soils. The bedrock was observed to be dense to very dense and damp (NorCal 2003). According to the geotechnical investigation, all upper fills/disturbed soils will be removed, the exposed surface scarified, and then properly compacted as per the specifications of the geotechnical investigation prior to the addition of any additional compacted fills, foundations, slabs-on-grade, and pavement.

It is estimated that about 70% (21 of 30 acres) of the project site will be graded during construction activities. The Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) prepared for the project addresses Best Management Practices (BMPs) to be utilized during construction to control potential soil erosion. With implementation of the mitigation measure below, the SWPPP will ensure that soil erosion and loss of topsoil are not significant on that portion of the site that will be graded.

According the geotechnical investigation, the expansion of on-site soils is very low (0-20). and thereby will not create substantial risks to life or property. In addition, the project will be subject to the California Building Code section 1802.3.2, Expansive Soils, and the mitigation measures 17a-1 through 17a-4. Additional mitigation measures have previously been identified within this document to address potential liquefaction and subsidence impacts on the site.

Mitigation: The following mitigation measures will be implemented to prevent potential impacts due to soil erosion or the loss of topsoil or from expansive soils, if encountered, which could create substantial risks to life or property.

- 17a-1** *Removal and replacement of all upper fills/disturbed soils with properly compacted fills.*
- 17a-2** *Construction measures identified to reduce project site subsidence hazards to a level of non-significance are specified in the Geotechnical Investigation prepared for the proposed project. These measures shall be implemented.*
- 17a-3** *The SWPPP and WQMP prepared for this project identifies the best management practices to be used at the project site during and after construction to control soil erosion and water quality degradation. The SWPPP shall be implemented by the developer or contractor.*
- 17b-4** *Expansion testing should be performed at the completion of grading and on imported soils prior to their approval as structural fill material.*
- 17b-5** *Prior to issue of a grading permit, the applicant shall provide an updated soils report to the City of Wildomar Building Department to address expansive soils.*

Monitoring: The above described mitigation measures will be verified during construction by City building staff field inspections as each stage of construction takes place. Inspection notes verifying implementation of the mitigation measures shall be retained in the project file.

18. Erosion				
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: "Preliminary Geotechnical Investigation" prepared by T.H.E. Soils Co., Inc., dated April 2004

Findings of Fact: County grading standards, best management practices and the SWPPP are required to control potentially significant erosion hazards. Due to the flat to rolling terrain of the property, a low potential for erosion exists. Mitigation measures identified under the Hydrology and Water Quality section ensure that the potential for significant erosion will be controlled on the project site.

Mitigation: Reference Item No. 23 - Hydrology and Water Quality.

Monitoring: Reference Item No. 23 - Hydrology and Water Quality.

19. Wind Erosion and Blowsand from project either on or off site				
Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan Figure S-8

Findings of Fact: According to the City of Wildomar General Plan, the project site is not located within a blowsand hazards area. The natural vegetation and lack of sand eliminate the potential for a blowsand hazard on the site or in the vicinity. Short-term wind erosion has been analyzed within the Air Quality section of this document and mitigation measures are proposed to reduce impacts to a less than significant level. No additional impacts are anticipated; therefore no additional mitigation measures are required.

Mitigation: Reference Item No. 5 - Air Quality.

Monitoring: Reference Item No. 5 - Air Quality.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
20. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Wildomar General Plan Figure S-18

Findings of Fact:

- a. The proposed residential uses are not associated with the need for routine transport, use or disposal of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.
- b. Since the quantities of hazardous materials on the project site after development will be household quantities, not large volumes, the potential for a significant release of hazardous materials due to an accident after development is considered to be a less than significant impact. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. A mitigation measure has been incorporated below to reduce this potential accidental release to a nonsignificant level.
- c. Development of the project does not occur at a location or encompass activities that have a potential to impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. This finding is based on the fact that the project will not substantially impact any locally important roadways and mitigation is provided in the traffic section which requires any project-related construction activities in any major roadways to provide continuous emergency access and evacuation capacity on that roadway.
- d. The project site is not located within one-quarter mile of an existing or proposed school. A review of the Thomas Bros. maps for the project area, Pages 897 and 927 of the 2007 Riverside County book, indicates that the nearest schools are located more than 1/2 mile from the project site locations. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur even though a future day care center is proposed to be located at the project site.
- e. The site is not 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, its development would not create a

significant hazard to the public or the environment. The following data sources were consulted to determine whether the site has any known contamination: DTSC Envirostor Database; Leaking Underground Storage Tank Information System; and the US EPA's Enviromapper. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation:

20b-1 All spills or leakage of petroleum products during construction activities shall immediately contained; the hazardous material identified; the material be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility.

Monitoring: The above described mitigation measure will be verified in the field should an accidental spill or leakage occur. Records of such occurrences and subsequent completion of remediation procedures shall be kept on file.

21. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Wildomar General Plan Figure S-19

Findings of Fact: According to the General Plan, the proposed project site is not located within an airport land use plan or within two miles of a public airport. However, the project site is located approximately one mile from the Bear Creek private airstrip, a small private airstrip with a dirt runway that is now closed and non-operational. Consequently, the proposed project does not require review by the Airport Land Use Commission, nor will it result in an inconsistency with an Airport Master Plan.

No significant airport related impacts are forecast to occur as a result of the implementation of the proposed project.

Mitigation: No mitigation measures are required from impacts due to airport hazards.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts due to airport hazards.

22. Hazardous Fire Area				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Wildomar General Plan Figure S-11

Findings of Fact: Portions of the project site are located within and a hazardous fire area however these areas are primarily located in the riparian forest of the site. Implementation of the project will not 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. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are required from impacts due to proximity to hazardous fire areas.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts due to proximity to high fire areas.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY - Would the project:				
23. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan Figure S-9; "Preliminary Drainage Study" prepared by Markham Development Management Group, Inc., dated January 2006; "Murrieta Creek Floodplain/Floodway Analysis" prepared by WEST Consultants, Inc, dated September 2004; and "Urban Water Management Plan", dated 2005 by the Elsinore Valley Municipal Water District

Findings of Fact:

- a. Murrieta Creek borders the project site on the east. A portion of the proposed project site lies within the 100 year floodplain of Murrieta Creek. No construction or grading activities will take place within the Murrieta Creek channel as part of the proposed project. In addition, the small segment of Slaughterhouse Creek, that will be crossed by Rancho Mirlo Road to access the project site, will not have its channel altered, so flows will remain the same after development as it is in the present.
- b. The only wastewater generated from the project site is municipal wastewater that will be delivered to the Elsinore Valley Municipal Water District's wastewater reclamation facility located in Elsinore. This is a permitted facility that must operate in compliance with waste discharge requirements. Non-point source runoff will be generated from the project during construction and occupancy. The City requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to control and treat surface runoff during construction, and a Water Quality Management Plan (WQMP) must be implemented to ensure that long-term storm runoff discharges are not unacceptably degraded by sediment or other pollutants. Implementation of the SWPPP and WQMP is mandatory, so no mitigation is required to ensure that implementation of the proposed project will not cause a violation of water quality standards or waste discharge requirements.

- c. This project is located in an area where the groundwater table is between 5 to 14 feet below the ground surface. No potential exists to directly intercept the groundwater table from grading activities and no wells are proposed to be installed on the property. Water will be supplied by the Elsinore Valley Municipal Water District (EVMWD) that utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local ground water supplies does not occur. Based on the District's Urban Water Master Plan (2005), no adverse impacts to groundwater resources are forecast to occur from implementing the proposed project. No mitigation is required.
- d. The existing site drainage is generally southeast into Murrieta Creek. All offsite flows are to be collected and conveyed by underground storm drains through the site. Onsite flows are to be conveyed by the proposed curb and gutter system to bioswales via reversed parkway drains. The project will result in changes in absorption rates and the rate and amount of surface runoff from the project site. With the introduction of concrete slabs and pavement, there will be a decrease in surface permeability by impermeable surfaces. Design measures, as identified in the project drainage analysis, shall be incorporated on the site to ensure that downstream flows will not be increased, so that no significant impacts are anticipated as a result of this project. A portion of Development Impact Fees will be utilized for required storm water management systems downstream. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required.
- e&f. According to the flood hazards map in the General Plan, a portion of the project site is located within an area prone to flooding. The drainage study recommends that potential 100-year storm flows be mitigated and accommodated by the placement of adequately sized storm drains and culverts within the areas of potential flooding. Through the implementation of the measures proposed within the drainage study, the potential for exposure to significant water related hazards can be mitigated to a nonsignificant level.
- g. The City has adopted a set of best management practices designed to control discharges of pollution that could cause a significant adverse impact to surface water quality. The SWPPP and WQMP documents prepared specifically for this project defines which best management practices (BMPs) will be applied to this project and their implementation will ensure that significant erosion and sedimentation, nor other water quality degrading impacts will occur from implementing the proposed project. This project has the potential for the discharge into Murrieta Creek varying amounts of urban pollutants such as motor oil, antifreeze, gasoline, pesticides, detergents, trash, domestic animal waste and fertilizers. The long-term best management practices to control these pollutants from the project site are identified in the WQMP.

With implementation of the SWPPP, WQMP and proposed flood hazard protections, the potential flood hazard and water quality impacts of the project can be reduced to a less than significant level.

Mitigation:

23-1 *The developer shall install the following facilities to minimize flood hazards on the project site based on findings in the "Preliminary Drainage Study" (MDMG January 2006): install an 18" down drain at the north property line; install a double 48" barrel culvert within the open space parcel; install a 24" culvert from the 2.2 acre park area into Murrieta Creek; and install a bio-swale to capture and manage onsite flows in accordance with the design requirements defined in the Preliminary Drainage Study.*

23-2 *Surface drainage should be directed away from foundations of buildings or appurtenant structures. All drainage should be directed towards street or approved permanent drainage devices. Where landscaping and planters are proposed adjacent to foundations, subsurface drains should be provided to prevent ponding or saturation of foundations by landscape irrigation water.*

Monitoring: Prior to occupancy, the City shall verify that all of the above facilities have been installed as defined, or as an alternative deemed equivalent to the above referenced facilities. Field notes verifying installation shall be retained in the project file.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan Figure S-9; "Tracts 31895 and 31896, Murrieta Creek Floodplain/Floodway Analysis," WEST Consultants, Inc., Revised January 2005

Findings of Fact:

- a-c. Reference Item No. 23 - Water Quality Impacts. The project will result in changes in absorption rates and the rate and amount of surface runoff from the project site. With the introduction of concrete slabs and pavement, there will be a decrease in surface permeability by impermeable surfaces. With the installation of enhanced bioswales to treat the runoff, the project will not cause any substantial increase in downstream flows. No change in drainage patterns will occur, as the future surface runoff will flow through the same system of downstream stream channels and creeks. Design measures are incorporated on the site to ensure that downstream flows will not be increased, so that no significant impacts are anticipated as a result of this project. A portion of Development Impact Fees will be utilized for required storm water management systems downstream. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required.
- d. According to the flood hazards map in the General Plan, the project site is not located in a dam hazard zone. However, as stated above, the project site is located within a flood hazard area. The detailed hydrology analysis of Murrieta Creek, prepared by WEST Consultants, Inc., provided the following findings:
 - 1. There study identified significant increases in water surface elevation through the project reach. Since new residential development will occur on both sides of Murrieta Creek, no other properties will be impacted by increased flood elevations in the project reach.
 - 2. Upstream of the project computed flood elevations for future conditions are higher than existing conditions for approximately 400 feet upstream of the project limit. However, no existing structures exist in this area and letters of permission for impacted property owners will be provided to the County.
 - 3. The water surface elevation at the confluence of Slaughterhouse and Murrieta Creeks will be raised as a result of project development. However, the small increased area of floodplain

resulting from the rise in water elevation will occur within the open space lot within the boundaries of Tract 31895, and therefore, it does not pose an inundation hazard that requires mitigation.

4. The WEST hydrology analysis identifies the channel protection requirements Murrieta Creek. For the left overbank, riprap or other hard-armored slope protection is required based on computed overbank velocities. For the right overbank, riprap or other hard-armored slope protection is required by the District because the slope is steeper than 4H:IV. The recommended "toe protection" of the channel is based on the assumption that the low flow channel (heavily vegetated in this area) will not migrate.

With implementation of the SWPPP, WQMP and proposed flood hazard protections described in Item No. 23, the potential flood hazard potential and exposure to significant water related hazards exists on this site will be mitigated to a level of non-significance.

Mitigation: Reference Item No. 23 - Water Quality Impacts.

Monitoring: Reference Item No. 23 - Water Quality Impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING - Would the project:				
25. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Wildomar General Plan and Staff Review

Findings of Fact: The land uses in the vicinity of the project site consist of vacant and residential land in all directions. The proposed project consists of a 51-unit residential and open space community to be developed on an approximate 30-acre site. Adjacent land uses are designated for residential uses, with commercial uses located in the general vicinity. The combination of land uses proposed is consistent with existing and proposed levels of land use in the area. The project does not represent a change from the existing land use designation for this property under the existing General Plan and zone designation. The proposed project impacts on land use are not considered a substantial or significant change in land use.

In addition, the project will not affect land use within a city sphere of influence and/or within an adjacent city or county boundary. Therefore, development of this project is not forecast to create any incompatibilities with the surrounding uses. No mitigation is required.

Mitigation: No mitigation measures are required from impacts to land use.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts to land use.

26. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan

Findings of Fact: Reference Item No. 25 - Land Use.

- a. According to the City of Wildomar General Plan, the existing zone designation for the project site is Rural Residential (R-R), which allows for single-family residences with a minimum of 5 acres. The proposed project consists of a 51-unit residential and open space community to be developed on an approximate 30-acre site. The proposed zoning, One-Family Dwelling Unit (R-1), allows for a minimum lot size of 7,200 square feet and is highly consistent with the low density residential land use designation. A general plan amendment and zone change have been submitted as part of the project to revise the land use designation to low density residential uses, which allows ½ to one acre lots for single-family residential units. In addition, the open space area will be utilized to protect the City's

environmental resources located on the project site as required in the General Plan. In general, the proposed project is designed to meet the land use policies set forth in the City's General Plan and the project application includes a GPA and Zone Change, to meet the proposed density of development. No further mitigation is required.

- b&c. The surrounding land use designations are for residential uses, with commercial zoning occurring in the project vicinity and the actual land uses consist of residential uses in the immediate project area. The proposed project with low density residential uses is compatible with the existing and surrounding land uses, which are low and medium density residential uses. No adverse impacts related to conflict or compatibility are forecast to occur from implementation of the proposed project.
- d-e. Implementation of the project will be consistent with the site's proposed zoning; be compatible with existing surrounding zoning; be compatible with existing and planned surrounding land uses; be consistent with the land use designations and policies of the General Plan; and will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No adverse planning impacts are foreseen from implementation of the project.

No potential for adverse conflicts with the General Plan and zoning designation is forecast to occur from implementing the proposed project. No mitigation is required.

Mitigation: No mitigation measures are required from planning impacts.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for planning impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Mineral Resources				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Wildomar General Plan Figure OS-5

Findings of Fact: According to the City of Wildomar General Plan, no mineral resources were identified on the project site and there is no historical use of the site or surrounding areas for mineral extraction purposes. No mineral resource impacts were identified and no mitigation measures were required.

Mitigation: No mitigation measures are required from impacts to mineral resources.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts to mineral resources.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE - Would the project result in:

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise

a) 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?

NA A B C D

b) 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?

NA A B C D

Sources: City of Wildomar General Plan

Findings of Fact: According to the City of Wildomar General Plan, the project site is not located within an airport land use plan or 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, that would expose people residing or working in the project area to excessive noise levels. However, the project site is located approximately one mile from the Bear Creek private airstrip, a small private airstrip with a dirt runway that is permanently closed.

Mitigation: Reference Item #30 and #32 - Highway Noise and Noise Effects On Or By The Project

Monitoring: Reference Item #30 and #32 - Highway Noise and Noise Effects On Or By The Project

29. Noise

NA A B C D

Sources: City of Wildomar General Plan Figure S-21

Findings of Fact: According to the City of Wildomar General Plan, the project site is not located near any active railroad line. No impacts will occur; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are required from impacts due to railroad noise.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts due to railroad noise.

30. Highway Noise

NA A B C D

Sources: City of Wildomar General Plan Figure S-20; and Renaissance Plaza Final & Operation Noise Study County of Riverside, California, Urban Crossroads, 2008.

Findings of Fact: The project site is located adjacent to Rancho Mirlo Road, with the residences nearest Clinton Keith Road approximately 600 feet southeast of the roadway. A recent noise study prepared for a project approximately 1/2 mile to the north and adjacent to Clinton Keith Road (Renaissance Plaza Final & Operation Noise Study, 2008), identified a build-out noise level at 50 feet from the roadway of 73.8 dBA L_{dn} . Based on standard atmospheric noise attenuation for a linear source, 3 dBA per doubling of distance, the sound level at the nearest residence of this project is estimated to be 63.3 dBA. As future vehicle noise from local roadways is expected to be the principal source of noise anticipated to impact the site, the project site is not forecast to be exposed to significant noise levels. At the western edge of the property along Rancho Mirlo Road sound walls are proposed to be installed to further reduce noise impacts from mobile sources on the project site to a nonsignificant level. By meeting the residential sound level threshold of 65 dBA L_{dn} , highway noise levels are not forecast to cause a significant effect on the future residents of the project site.

Mitigation: No mitigation is required to control highway noise effects on the project site.

Monitoring: No monitoring is required.

31. Other Noise

NA A B C D

Sources: City of Wildomar General Plan Noise Element and “Preliminary Noise Study” prepared by Urban Crossroads, Inc., dated February 2004.

Findings of Fact: No other noise impacts have been identified.

Mitigation: No mitigation measures are required from other noise impacts.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for other noise impacts.

32. Noise Effects on or by the Project

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

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

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

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

Sources: City of Wildomar General Plan; “Hoover Ranch Construction Noise Analysis,” Urban Crossroads (January 2007).

Findings of Fact: A construction noise evaluation was prepared as a report for this project by Urban Crossroads, January 2007, “Hoover Ranch Construction Noise Analysis.” In report, it is noted that Riverside County does not have any noise level standard for construction. However, since the nearest residences are located in the City of Murrieta, the Murrieta construction standard can be utilized, which is 75 dBA Leq. Based on the detailed analysis of construction activities, including truck traffic importing soil to the site, the

construction noise activities will not exceed the 75 dBA CNEL threshold of significance at the nearest existing residence. Although no mitigation was required in the report, mitigation is provided below to control noise levels to the lowest level feasible to minimize intrusion at adjacent residences.

Existing noise levels throughout the Wildomar area derive almost exclusively from vehicular sources on the highways and secondary roads in the area. Construction activities along the I-15 corridor create localized noise impacts around construction projects. These activities will cease at area buildout, but roadway traffic noise will increase in direct proportion to the number of vehicles on area roadways.

The construction noise is required to be controlled by City requirements that construction activities be restricted to daylight hours. In addition, construction activities may result in the exposure of employees to severe noise levels, generally considered to be sounds greater than 75 dBA for several hours. OSHA requires hearing protection for persons exposed to 75 dBA for more than eight hours per day or exposed to extreme (90+ dBA) impulse sounds. Construction contractors must comply with OSHA hearing protection requirements by establishing a program which will include a hearing protection program for those operations that exceed hearing protection thresholds. Proposed modified project operations will be included in this hearing protection program and, therefore, implementation of the project is not forecast to expose people to severe noise levels without protection. No additional mitigation is required.

The ongoing noise levels associated with residential uses are considered acceptable and nonsignificant for the project area in accordance with General Plan Noise Element policies. Specifically, residential activities will increase onsite noise relative to existing noise generation, but the ongoing noise levels will be consistent with the type of uses, with residential noise environments typically ranging between 50 and 60 dB CNEL. Sound walls and a vegetation buffer will be the most effective measures to control noise to acceptable levels. The proposed project is not forecast to generate noise levels that exceed the existing background noise level for the project area. The background noise levels in the area are dominated by the surrounding roadways, which have background noise levels of about 65 dB CNEL on Clinton Keith Road.

No other sensitive uses occur in the project area and no background noise conditions will conflict with the proposed residential uses at this project site. No mitigation is required.

Noise impacts from mobile sources on the project site are determined to be nonsignificant because of mitigation required under the Highway Noise section above. Adequate design measures shall be utilized to ensure that the residential uses to be placed adjacent to existing major roadways are not exposed to significant noise levels. In addition, the City's General Plan indicates that measures must be implemented along affected roadways in the project area to minimize noise impacts from cumulative traffic on these roads. In order to mitigate for potential noise impacts, the following mitigation measure shall be implemented:

Mitigation: Implementation of the following construction noise mitigation measures can reduce potential noise impacts to a level of nonsignificance.

- 32b-1 Construction shall be limited to the hours of 7 a.m. to 7 p.m. on Monday through Friday, and between 9 a.m. to 6 p.m. on Saturday, and shall be prohibited on Sundays and federal holidays, except in emergencies.***
- 32b-2 Utilize construction methods or equipment that will provide the lowest level of noise impact, i.e., use newer equipment that will generate lower noise levels.***
- 32b-3 All construction vehicles and fixed or mobile equipment shall be equipped with properly operating and maintained mufflers or sound attenuation devices, as specified in regulations at the time of construction.***
- 32b-4 Schedule the construction such that the absolute minimum number of equipment would be operating at the same time.***

32b-5 *All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities.*

32b-6 *If equipment is being used that can cause hearing damage at adjacent noise receptor locations (distance attenuation shall be taken into account), portable noise barriers shall be installed that are demonstrated to be adequate to reduce noise levels at receptor locations below hearing damage thresholds. This may include erection of temporary berms or plywood barriers to create a break in the line-of-sight, or erection of a heavy fabric tent around the noise source.*

Monitoring: The above described mitigation measures will be verified in the field during construction by field inspectors. Records of field observations and subsequent remediation procedures shall be kept on file. A copy of the noise study shall be retained in the project file and field inspections shall verify that any required noise attenuation features are installed. Field inspection notes shall be retained in the project file.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
33. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan

Findings of Fact:

- a&b. Implementation of the project will not displace substantial numbers of existing housing. The proposed project is the development of a 51 unit single family residential and open space community. The project will not create any significant demand for housing.
- c. The project is a housing project that has no potential to displace substantial numbers of people or the construction of replacement housing at another location.
- d. The project site is not located within a Redevelopment Project Area, so no adverse effects on such Area can occur.
- e. The proposed project has been submitted with a maximum density of approximately five units per acre. The existing land use designation is for residential uses. The anticipated population generated from this site is estimated to be 143 persons. This increase in the number of future residents in the project area is not forecast to exceed official regional or local population projections by a significant amount. This finding is based on the residential development in the project area being implemented with fewer units than permitted under the adopted General Plans of the City of Wildomar, City of Murrieta, and adjacent unincorporated areas. Based on the size of the project and the infill nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.

All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation. No mitigation is required.

Mitigation: No mitigation measures are required from impacts to population and housing.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts to population and housing.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would- the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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:

34. Fire Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sources: City of Wildomar General Plan Figure S-13 and staff review

Findings of Fact: The project site is served by the Riverside County Fire Department. The closest station to the project site is Bear Creek Fire Station located at 39800 Clinton Keith Rd. Murrieta CA 92562. This station is on the east side of Clinton Keith Rd. and within two miles of the project site.

Implementation of the proposed project will result in a less than significant impact to fire services. The project will incrementally add to the existing demand for fire services. Impacts are mitigated through the payment of the Development Impact Fee (Fee), which contains a Fire Facilities component. Operational expenses are covered by the City's General Fund and the project will contribute both sales taxes and property taxes to the general fund to offset this incremental demand for fire protection services. Fire response from the Wildomar Fire Station is backed up by mutual aid agreements with the City of Murrieta. Response times are on the order of ten minutes.

Mitigation: Payment of Development Impact Fee.

Monitoring: The DIF shall be paid to the Building and Safety Department prior to final building inspection.

35. Sheriff Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sources: City of Wildomar General Plan Figure S-13 and staff review

Findings of Fact: The proposed project would have law enforcement services available from the Riverside County Sheriff's Department and the California Highway Patrol. The Sheriff's Department serves the community of Wildomar Area, with the Lake Elsinore Station located at 333 Limited Avenue next to the Lake Elsinore State Park. In addition, the California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways.

Implementation of the proposed project will result in a less than significant impact to sheriff services. The project will incrementally add to the existing demand for sheriff services and/or the need for new facilities. These incremental impacts are mitigated through the payment of the Development Impact Fee (DIF), which contains a Public Facilities component. Operational expenses are covered by City's General Fund. The project will contribute property taxes to the general fund to offset this incremental demand for law enforcement services.

Mitigation: Payment of Development Impact Fee.

Monitoring: The DIF shall be paid to the Building and Safety Department prior to final building inspection.

36. Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sources: City of Wildomar General Plan Figure S-14 and staff review

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District, which currently consists of a total of 22 schools: 13 elementary schools, 4 middle schools, 2 high schools, an alternative education center, and adult education program. Current student enrollment in the District for grades K through 12 is 19,711, with 9,246 elementary students (K-5), 4,887 middle school students (6-8), and 5,578 high school students (9-12). According to the School District's Facilities Services Department, four school and four modernization projects are currently in the construction phase. The construction and expansion of these new facilities are intended to address the rapid growth of the student population in the District.

Implementation of the proposed project will result in a less than significant impact to schools. The impact to schools (Lake Elsinore Unified School District) from the proposed project is a maximum increase of 51 single-family units (51 du x 0.46 student generation rate = 24 students). The project is forecast to cause an increase of approximately 24 new students in the District at build out. As a result, the project will directly add to the existing demand on existing schools and may contribute to the need for additional school facilities. These impacts must be mitigated through the payment of the School Mitigation Fee to the Lake Elsinore Unified School District, which are currently set at \$2.14 per square foot for residential development. Operational expenses are covered by the Lake Elsinore Unified School District General Fund.

Mitigation: Payment of School Mitigation Fees.

Monitoring: The DIF shall be paid to the Lake Elsinore Unified School District prior to the issuance of a building permit.

37. Libraries

Sources: City of Wildomar General Plan and staff review

Findings of Fact: Implementation of the project will result in a less than significant impact to library services. The project is forecast to cause an increase in the local population by approximately 143 persons through the provision of approximately 51 single family residential units. As a result, the project will add to the existing demand on libraries and may require additional library services. These incremental impacts are mitigated through the payment of the Development Impact Fee (DIF), which is currently set at \$150.00 per unit.

Mitigation: Payment of Development Impact Fee.

Monitoring: The DIF shall be paid to the Building and Safety Department prior to final building inspection.

38. Health Services

Sources: City of Wildomar General Plan Figure S-12

Findings of Fact: Implementation of the project will result in a less than significant impact to health services. The project is forecast to cause an increase in the local population by about 143 persons through the provision of approximately 51 single-family residential units. As a result, the project will directly add to the existing demand on existing healthcare facilities and may require additional health services. Health care service is provided by the private sector, and health care capacity expands in response to additional demand. These incremental demand impacts will be offset by expansion of private sector health care services in the project area. No mitigation is required.

Mitigation: None required.

Monitoring: No monitoring required for this service.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
39. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan

Findings of Fact: The proposed project does not include the provision of recreational facilities. The project is forecast to cause an increase in the local population by about 143 persons through the provision of approximately 51 single-family residential units. As a result, the proposed project will directly add to the existing demand on local recreational facilities. However, the project is not forecast to cause a significant increase in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, the proposed project must pay park in-lieu fees for areawide park and recreation facilities to the City. These fees are used to create new park area and general fund dollars are used to provide for ongoing maintenance and operation of the parks. Through the payment of these fees, no significant impacts to parks and recreation are forecast to occur as a result of the implementation of the proposed project.

Mitigation: Payment of Development Impact Fee.

Monitoring: The DIF shall be paid to the Building and Safety Department prior to final building inspection.

40. Recreational Trails.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: City of Wildomar General Plan

Findings of Fact: The proposed project includes the retention of a recreational trail in the Murrieta Creek floodplain, which consists of an existing Riverside County Flood Control maintained maintenance road. The project is forecast to cause an increase in the local population by about 143 persons through the provision of approximately 51 single-family residential units. Therefore, the project will directly add to the existing demand on local recreational trails. However, the project is not forecast to cause a significant increase in the demand for recreational trails. No significant impacts to regional recreational trails are forecast to occur as a result of project implementation.

Mitigation: No impacts to recreation resources will occur; therefore, no mitigation measures are required.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts to recreation resources.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC - Would the project:				
41. Circulation				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g. , sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: "Tentative Tract 31896 Traffic Impact Study Report, County of Riverside, California" prepared by Urban Crossroads, Inc., dated November 2004 and "Hoover Ranch Development Evaluation Letter," prepared by Urban Crossroads, Inc., dated February 14, 2007.

Findings of Fact: Based on the limited number of residential units (51), a project-specific traffic report was not prepared for TTM No. 31895 by Urban Crossroads. Urban Crossroads prepared a traffic study for Tentative Tract 31896 (directly across Murrieta Creek from the project site). This latter document provides additional background information for compiling a traffic a data base for the proposed project, TTM No. 31895. The TTM No. 31895 traffic Evaluation Letter provides the following information about the local circulation system.

Existing Roadway Characteristics: Rancho Mirlo Road is currently a two-lane graded, dirt roadway under the jurisdiction of Riverside County that travels in a southeast-northwest direction. It presently provides access to approximately five residential dwelling units. The site's main access is off Clinton Keith Road via Rancho Mirlo Road and an emergency access is proposed at the southerly project boundary. Access to Rancho Mirlo Road via Jerome Lane and Huckaby Lane to the south of the project will be cordoned off to eliminate vehicular interaction from the proposed development, but the emergency access will be maintained.

Existing Traffic Volume: Rancho Mirlo Road currently experiences 127 trips per day based on traffic counts.

Project Trip Generation/Distribution: The proposed single-family residential project is forecast to generate a total of 545 trip-ends on an average weekday, with 43 vehicles per hour during the weekday AM peak hour and 51 vehicles per hour during the weekday PM peak hour. All project traffic in the traffic study was routed to Clinton Keith Road via Rancho Mirlo Road.

Roadway Segment Analysis: County General Plan Policy C 2.1 states that the county-wide target Level of Service (LOS) along all County maintained roads and conventional state highways. Also, according to the County of Riverside roadway classification of a two-way collector street, the maximum two-way average daily traffic for Level of Service "C" is 10,400 daily trips. With a current ADT of 127 daily trips, the existing LOS at on Rancho Mirlo is far better than the required LOS "C" condition. Existing plus project traffic would be 672 daily trips on Rancho Mirlo, again far better than the required LOS "C" condition.

Residential Collector Volume to Capacity LOS: Riverside County does not have a Volume to Capacity Level of Service for a residential collector street. However, San Diego County does provide a threshold of significance evaluation for a residential collector street LOS. This threshold indicates that a residential collector street with more than 4,500 average daily trips is determined to function at LOS C. Using this "pass/fail" criterion the existing plus project ADT of 672 which is well below this threshold of significance.

The proposed project will cause no effects on air traffic patterns or waterborne or rail traffic. The project will utilize existing roadways in their existing alignments to access the project site, except for the offsite alignment and bridge within the Rancho Mirlo alignment. Since the offsite roadway will be constructed to City/County design standards for local roadways, no significant potential exists to increase hazards due to design features or incompatible uses. The project will also not significantly affect maintenance of existing roads or create new maintenance requirements. Parking is provided in accordance with County Development Code requirements for single-family residences. This project is not located in an area where alternative transportation facilities occur, so no potential exists to significantly impact policies which support alternative transportation facilities.

During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. These traffic control measures will also ensure emergency access to the residences to the south is maintained on Rancho Mirlo Road. Mitigation to ensure access is provided below.

Mitigation: The following additional traffic and circulation system mitigation measures will be implemented by the proposed project:

- 41a-1** *Prior to the occupancy of the proposed residential development, Rancho Mirlo Road shall be constructed by the developer as a 32' foot paved roadway from the northerly project boundary to Clinton Keith Road. The re-alignment of Rancho Mirlo Road to connect with Grand Avenue and Clinton Keith Road from a three-legged intersection to a four-legged intersection shall be installed before occupancy permits are issued for the project.*
- 41a-2** *Although mandatory, the developer shall pay the following fees based on the number of single-family residential units being developed for this project site: City DIF, TUMF and Road and Bridge Benefit District Fees.*
- 41h-1** *During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow, emergency access and adequate levels of safety during construction.*

Monitoring: Mitigation Monitoring will be accomplished by the City of Wildomar verifying the installation of the mitigation improvements and payment of requisite fees prior to impacts on the circulation system.

42. Bike Trails

Sources: City of Wildomar General Plan

Findings of Fact: The proposed project includes the retention a maintained County Flood Control access road in the Murrieta Creek floodplain, which is available for off-road bicycled use. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No impacts to bike trails will occur; therefore, no mitigation measures are required.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts to bike trails.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS - Would the project:

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan; "Urban Water Master Plan", December 2005, Elsinore Valley Municipal Water District; "Water Distribution Master Plan", May 2002, Elsinore Valley Municipal Water District and Staff Review

Findings of Fact: The proposed project is located within the boundaries of the EVMWD, which has indicated that water service would be available to each and every lot within the proposed subdivision following completion of the construction of all required on-site and off-site water facilities. Assuming consumption of 500 gallons per day (gpd) of potable water, the project would consume 25,500 gpd, or 28.6 acre-feet per year. A copy of the EVMWD service letter is provided as Appendix 13. The EVMWD Urban Water Master Plan evaluates long-term water supply availability and has concluded adequate water supplies are available for existing and future development within EVMWD's service area.

Mitigation: Payment of EVMWD water connection fee.

Monitoring: EVMWD shall monitor and collect fees prior to connection of the project to the water system.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan; "Wastewater Master Plan", July 2002, Elsinore Valley Municipal Water District; and Staff Review

Findings of Fact: The proposed project is located within the boundaries of the EVMWD, which has indicated that sewer and wastewater treatment service would be available upon completion to each and every lot within the proposed subdivision following completion of the construction of all required on-site and off-site sewer facilities. A copy of the EVMWD wastewater service letter is provided as Appendix 13. Assuming a wastewater generation rate of 300 gpd per household, the project would generate 15,300 gpd of wastewater, which would be delivered to the EVMWD wastewater reclamation facility. The EVMWD Wastewater Master Plan indicates adequate sewer collection capacity and wastewater treatment capacity are available to meet the demand from this project.

Mitigation: Completion of agreements with EVMWD.

Monitoring: EVMWD, prior to connection to the sewer system.

45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan and Staff Review

Findings of Fact: The current landfill for the project's solid wastes is either the Lambs Canyon or El Sobrante landfills, which currently has capacity for the foreseeable future. The proposed project is subject to Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass and other recyclables. Mitigation measures are proposed by the Riverside County Waste Management Division to ensure compliance with the Act. Based on these factors, it is anticipated that the project will have a less than significant impact from solid waste resources.

Mitigation: Prior to the issuance of a building permit, submittal and approval of recycling collection and loading area plot plan to the Riverside County Waste Management Division.

Monitoring: The Building and Safety Department will monitor compliance with the Riverside County Waste Management Division's requirements.

46. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Wildomar General Plan

Findings of Fact: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities (such as drainage facilities and wastewater collection and treatment systems (Elsinore Valley Water District, Wastewater Master Plan, 2002) that support local systems. The project will not conflict with adopted energy conservation plans.

Mitigation: Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control, Riverside County Transportation Department.

Monitoring: The Department of Building and Safety will monitor compliance through the building permit and final occupancy processes.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
47. Other: No other impacts have been identified.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: N/A

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
48. Does the project have the potential to substantially 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 to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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 as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Preceding checklist

Findings of Fact: The proposed project consists of a single -family residential development, which includes the provision of 51 residential units over the approximately 30-acre property. There are no identified unavoidable significant adverse environmental impacts forecast to result from implementing this proposed project. Mitigation measures have been identified to reduce impacts to air quality, biological resources, geology and soils, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, public service, recreation, traffic/circulation and utilities and service issues to a less than significant level.

The project is not forecast to produce any significant impacts that would meet short-term goals to the disadvantage of long-term goals

The project does 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. A potential does exist to adversely impact important examples of the major periods of California history or prehistory. (Please see biological and cultural resources sections of this Initial Study.) Mitigation is established to reduce potential biological and cultural resource impacts to a less than significant impact level.

The project does cause potential impacts that are individually limited, but cumulatively considerable. The incremental effects of the project are not considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The project is a relatively small residential project in an area under rapid development. Construction emissions, noise effects

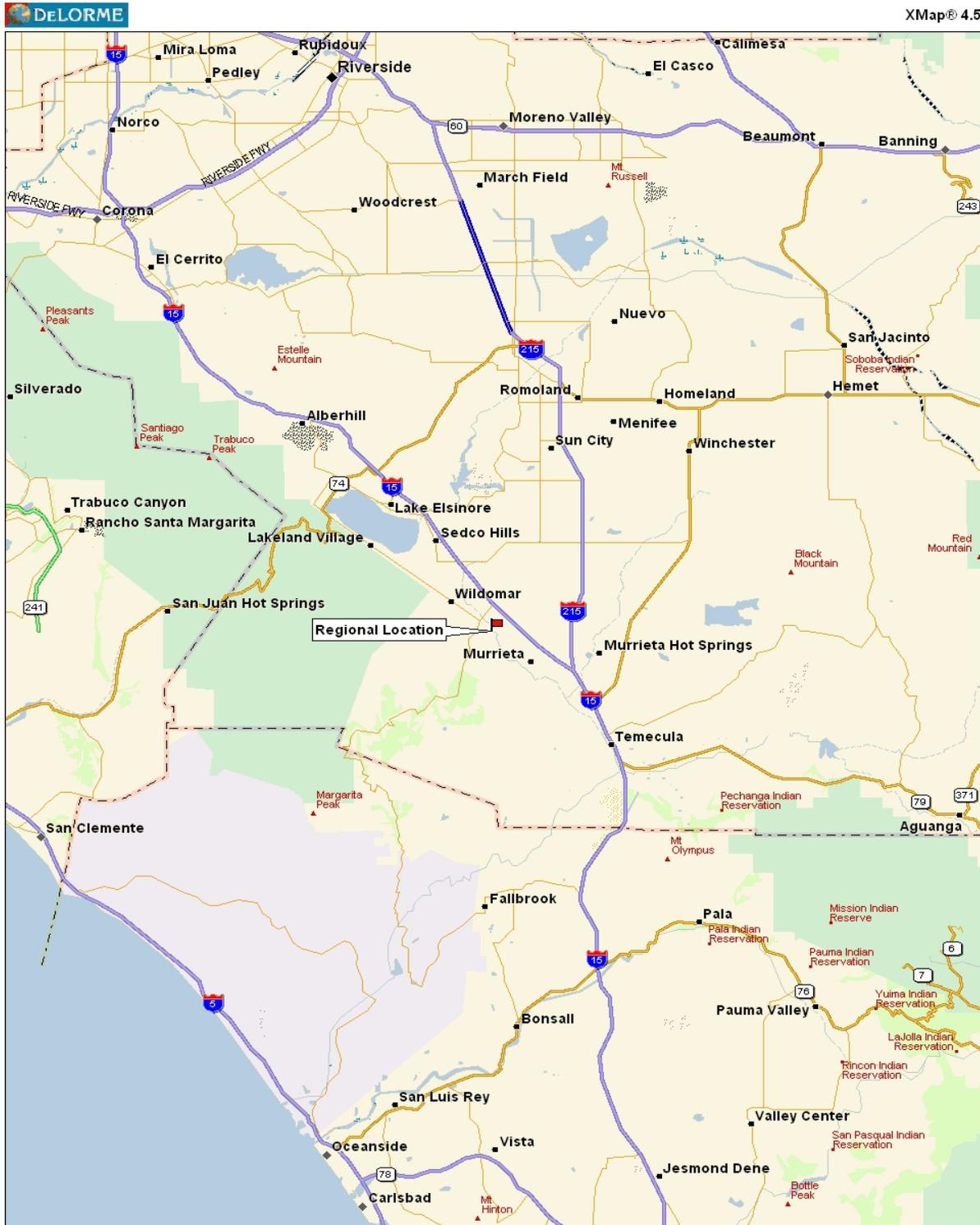
and other identified impacts require mitigation measures that will reduce potentially significant cumulative impacts to a less than cumulative considerable level of impact.

With mitigation for air quality, cultural resources, geology and soils, hazards and hazardous waste, hydrology and water quality, noise and transportation issues, the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

With implementation of all the mitigation measures identified in this document, the project is not forecast to have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The City of Wildomar proposes to issue a Negative Declaration with mitigation as the appropriate environmental determination for this project (Tentative Tract No. 31895) to comply with the California Environmental Quality Act. The City of Wildomar will issue a Notice of Intent to Adopt a Negative Declaration, and after close of the comment period will respond to comments and make a final determination of whether to adopt a Negative Declaration for this project.

FIGURES

FIGURE 1 Regional Location



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 www.delorme.com

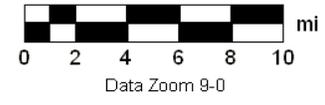
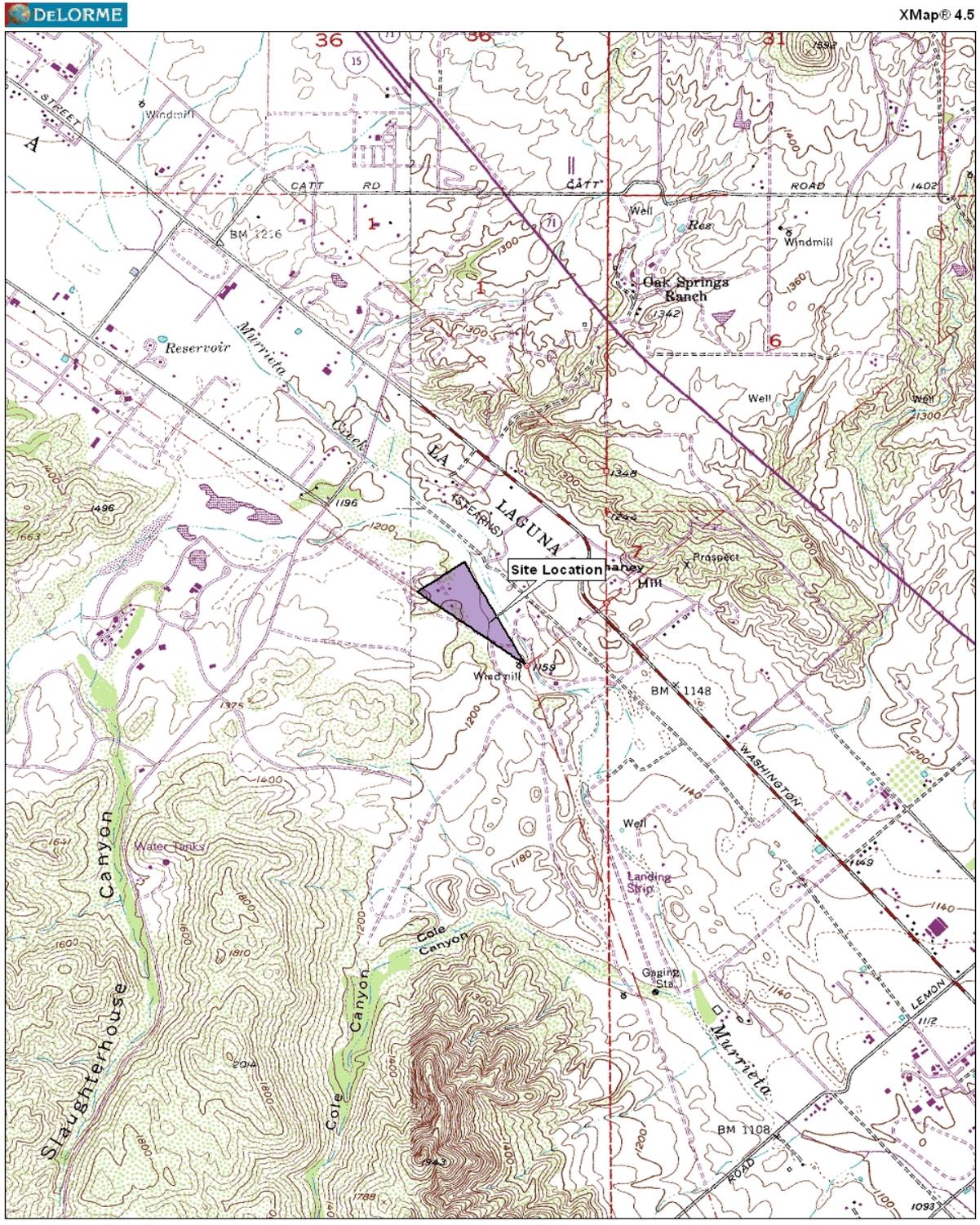


FIGURE 2 Site Location



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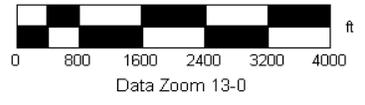


FIGURE 3 Tract Map

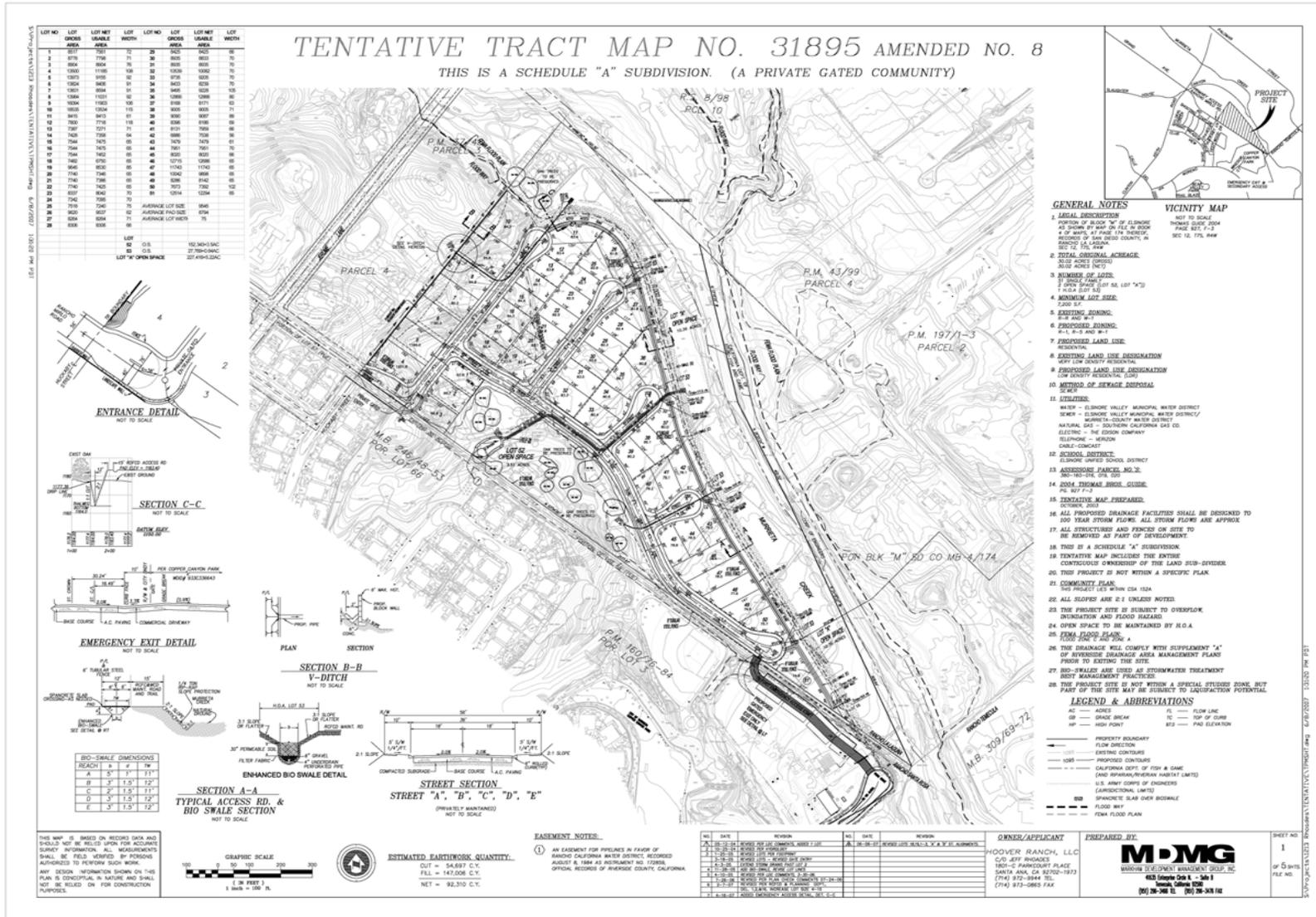


FIGURE 5
Impact Assessment Map



LEGEND

-  Site Boundary
-  Riparian/Riverine Area
-  Permanent Impacts to Riparian Area (0.12 acres)
-  Temporary Impacts to Riparian Area (0.04 acres)

IMPACT ASSESSMENT MAP

TENTATIVE TRACT MAP 31895

PRINCIPE AND ASSOCIATES



ATTACHMENTS

**Available at City of Wildomar
Website (www.cityofwildomar.org)**

ATTACHMENT J

37238 Huckaby Ln.
Murrieta, CA 92562

RECEIVED

MAR 10 2010

CITY OF WILDOMAR

March 9, 2010

David Hogan, A.I.C.P.
23873 Clinton Keith Road
Suite 201
Wildomar, CA 92595

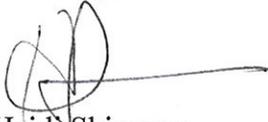
In Reference to Project Number E.A. 39433

Dear Mr. Hogan,

I would like it to be noted that in this proposed project, E.A. 39433, there is a plan to make a permanent barrier between the end of Huckaby Lane, located within Murrieta city limits, and Rancho Mirlo Road, which has yet to be paved.

I want to remind to planners that the residents of the Spirit Tract, which is the neighborhood encompassing Huckaby Lane, have overwhelmingly petitioned for the end of Huckaby Lane to remain barricaded from Rancho Mirlo Road. This was petitioned for and passed two to three years ago now, and I just want to make it clear that the residents of this tract still feel very strongly that Huckaby Lane should remain separated by a permanent barrier from Rancho Mirlo Road.

Sincerely,



Heidi Shimono
37238 Huckaby Ln.
Murrieta, CA 92562

Cynthia Lazaris 23382 Shooting Star Dr. Murrieta
Kystal Brown 37280 Huckaby Ln Murrieta Ca 92562
DAVE CHRISTENSEN 37232 FLORAL CREEK RINCE, MURRIETA, CA 92562
Eddie Ceena 37263 Huckaby Ln., Murrieta, CA 92562
Lorna Yting 37251 Huckaby Ln. Murrieta CA 92562
William Yu 23382 SHOOTING STAR LN MURRIETA CA 92562
Dimitri Lazaris 23382 Shooting Star Ln Murrieta CA 92562

Louise Payse 37148 Santa Rosa Glen Murrieta Ca 92562

Brian & Constance Youens 23341 Red Willow Way " " "

~~David Payse~~ 37148 Santa Rosa Glen Drive Murrieta, CA 92562

Kenneth Sheirano 37238 Huckaby Lane, Murrieta, CA 92562

Axel A. Christman 37232 Floral Creek, Murrieta CA 92562

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #5.2
PUBLIC HEARING
Meeting Date: March 17, 2010

TO: Chairman Devine and Members of the Planning Commission
FROM: Sean del Solar, Planner
SUBJECT: Zoning Ordinance Amendment 10-01 – Rural Residential Setbacks

RECOMMENDATION:

The Planning Department recommends that the Planning Commission adopt a resolution entitled:

RESOLUTION PC10-____
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF WILDOMAR RECOMMENDING THAT THE
CITY COUNCIL ALSO CONSIDER REDUCED SIDE YARD
SETBACKS FOR NARROWER LOTS WITHIN RURAL
RESIDENTIAL ZONE

BACKGROUND:

Currently, the Rural Residential zoning designation does not have setbacks enumerated in the development standards section of the ordinance. This is a concern to staff because the development of parcels, including second units relies on development standards in each zoning designation to ensure that structures are properly placed to the standards of each zone. At the February 3, 2010 meeting, the Planning Commission recommended that the City Council adopt an ordinance amending chapters 17.204 and 17.16 of the Wildomar Municipal Code as it pertains to Second Unit Permits and the Rural Residential Zone. At that meeting the Commission recommended that the City Council add setbacks to the Rural Residential zone with the following values: front at 20 feet, side at 10 feet, and rear at 20 feet. After the meeting, staff identified at potential problems with these proposed setbacks. The purpose of this staff report is to discuss possible solutions to the identified problem.

DISCUSSION:

After the meeting, staff reviewed the proposed setbacks and found that while the larger setbacks would not be problematic on large residential lots, it would inadvertently cause significant hardship to residents with smaller lots. In several areas of the City there are numerous smaller lots which are currently zoned Rural Residential. These areas include but are not limited to Sedco Hills, Cottonwood Canyon, and in Old Wildomar.

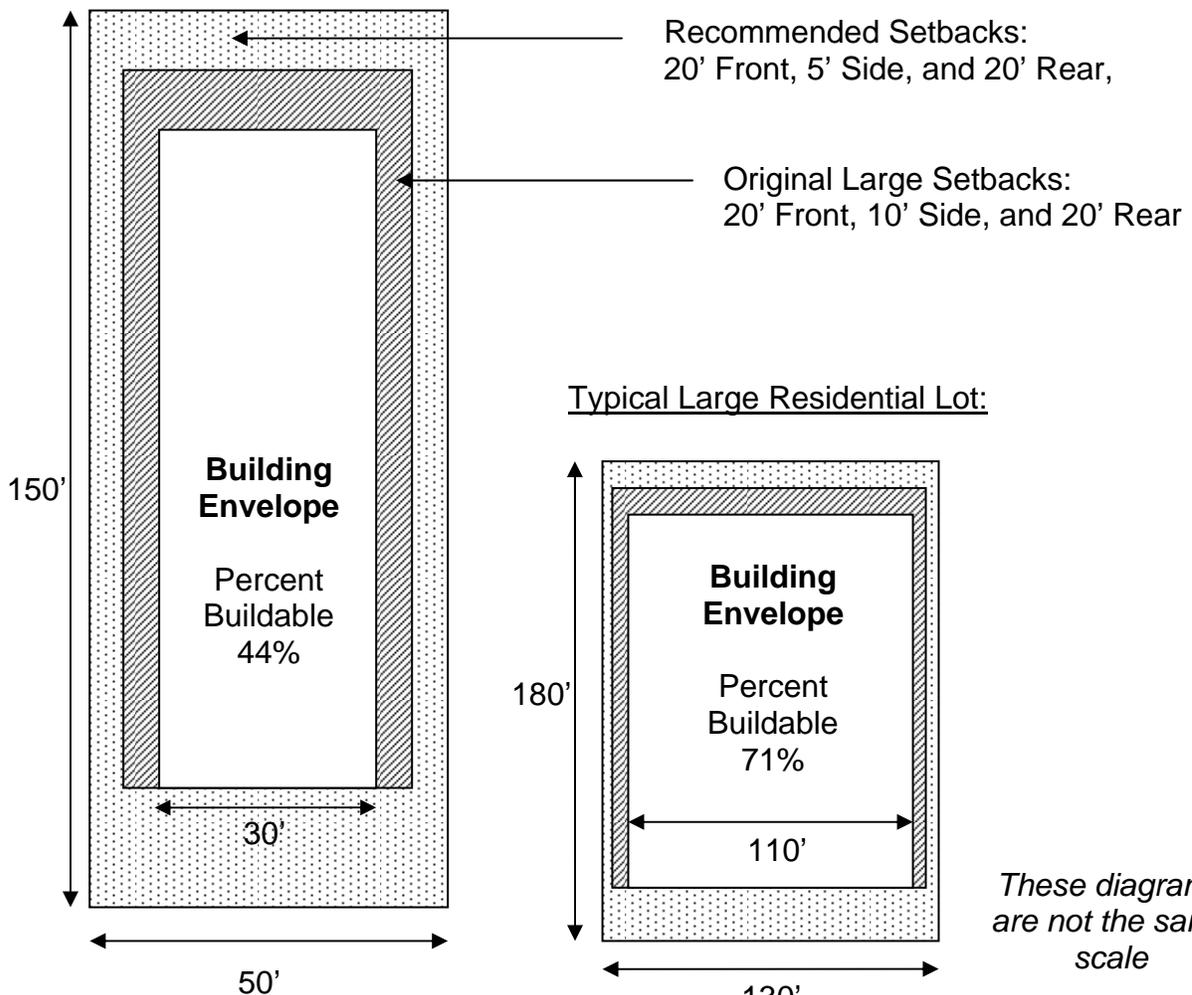
In the Sedco Hills and Old Wildomar areas, the average width of a lot is 50 feet. In the Cottonwood Canyon area, the average width of a lot is 62 feet. While the widths of

these smaller lots may vary, the majority of lots in these areas are smaller than 65 feet in width.

Logically, the smaller the lot, the greater the unintended impact of larger setbacks. The buildable area created by setbacks is known as the building envelope. In the diagrams below two building envelopes are illustrated. On the left is a typical lot in either Sedco or Old Wildomar. In contrast, the same sized building setbacks on a larger lot will yield a substantially larger (and more useful) building envelope. As shown below, the effect of the large setbacks on smaller lots results creates a situation where the development potential of the property is substantially reduced.

Because of this challenge, staff has reviewed the various setback options and is recommending that the Planning Commission consider modified side yard setbacks of 5 feet. An evaluation of the buildable lot areas is contained in Attachment B. As demonstrated in Attachment B, the buildable areas with the reduced setbacks result in a similar percentage of the lot being developable. In staff's opinion, this situation is more equitable to the owners of the smaller lots.

Typical Sedco and Old Wildomar Residential Lot:



If the Planning Commission accepts staff's recommendation, the text of Subsection 17.16.020.D would be modified to read as follows.

"D. Minimum yard requirements are as follows:

1. The front yard shall be not less than twenty (20) feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.
2. Side yards on interior and through lots shall be not less than ten (10) feet, **except where the lot is less than sixty-five (65) feet in width. For lots that are less than sixty-five (65) feet in width, the minimum side yard shall be not less than five (5) feet, except that street side yard setbacks shall be not less than ten (10) feet** from the existing street line or from any future street line as shown on any specific plan of highways.
3. The rear yard shall not be less than ten (20) feet.
4. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 17.172.140."

The proposed amendments to the Zoning Ordinance require a recommendation from the Planning Commission and approval by the City Council to become effective. As the planning body for the City of Wildomar, it is the Planning Commission's function to use their own judgment in making their recommendation to the Council. If the Planning Commission feels that some of these suggested code amendments are unnecessary or inappropriate, staff requests that the Commission provide the additional direction on this matter.

FINDINGS:

- A. The proposed amendment to the Zoning Ordinance is consistent with the City of Wildomar General Plan.

The proposed amendments to the Zoning Ordinance are consistent with and do not conflict with the provisions of the General Plan. The proposed changes to the processing and development standards of the Second Unit Permit applications will further the implementation of the General Plan as described in Land Use Policy 22.4 which provides for the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. The proposed amendment for setbacks in the Rural Residential Zone will further implement Land Use Policy 22.6 which requires that setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. The code amendment will further the implementation of these provisions by requiring a more appropriate quality/character of development for second dwelling units. The proposed modifications to the zoning ordinance are consistent with and further implement the provisions of General Plan, and will not create problems detrimental to the public health, safety and general welfare of the residents of Wildomar.

ENVIRONMENTAL ASSESSMENT:

A review of the potential environmental impacts was conducted for the proposed zoning ordinance amendments. This evaluation indicated no potential for impacts on the environment. As a result, the Planning Department recommends that the Planning Commission make a determination that the proposed zoning ordinance amendment has no potential to impact to the environment, and that the proposed ordinance is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed zoning ordinance amendments to do not affect the development potential of property and do not allow for uses or activities that are not otherwise allowed, the proposed amendments have no potential to adversely impact the environment.

ATTACHMENTS:

- A. Resolution Recommending City Council Approval
- B. Buildable Area Comparisons
- C. Small Lot Area Maps
 - 1. Sedco Assessor's Map
 - 2. Cottonwood Canyon Assessor's Map
 - 3. Old Wildomar Assessor's Map

ATTACHMENT A

RESOLUTION NO. PC10-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ALSO CONSIDER REDUCED SIDE YARD SETBACKS FOR NARROWER LOTS WITHIN RURAL RESIDENTIAL ZONE

WHEREAS, the City of Wildomar incorporated on July 1, 2008; and

WHEREAS, the City Council of the City of Wildomar adopted the existing County of Riverside Zoning Ordinance in effect on July 1, 2008 to implement the General Plan; and

WHEREAS, the Rural Residential Zone contained in the County of Riverside Zoning Ordinance lacked building setback standards; and

WHEREAS, the lack of building setback standards in the Rural Residential Zone has the potential to result in overcrowded and unsafe conditions; and

WHEREAS, on March 8, 2010 the City gave public notice by the methods prescribed the Municipal Code announcing the holding of a public hearing at which the project would be considered; and

WHEREAS, the Wildomar Planning Commission conducted a duly noticed public hearing on March 17, 2010 at which it received public testimony concerning the project.

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

SECTION 1. ENVIRONMENTAL FINDINGS. A review of the potential environmental impacts was conducted for the proposed zoning ordinance amendments. This evaluation indicated no potential for impacts on the environment. As a result, the Planning Department recommends that the Planning Commission make a determination that the proposed zoning ordinance amendment has no potential to impact to the environment, and that the proposed ordinance is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The additional proposed zoning ordinance amendments to do not affect the development potential of property and do not allow for uses or activities that are not otherwise allowed, the proposed amendments have no potential to adversely impact the environment.

SECTION 2. GENERAL PLAN FINDINGS. The Planning Commission hereby finds that these amendments to the Zoning Ordinance are consistent with, and do not conflict with the provisions of the General Plan. The proposed amendments can be divided into two general categories, one procedural and the other physical design. The efficient

processing and approval of project applications will further the implementation of the General Plan as described in the implementation programs and Administration Element. The physical design amendments will further the implementation of Land Use Policy 4.1 which requires that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (a) Compliance with the design standards of the appropriate area plan land use category; and ... (l) Mitigate noise, odor, lighting, and other impacts on surrounding properties. The code amendment will further the implementation these provisions by requiring a more appropriate quality/character of development. These enhancements will improve the visual quality and community design by reducing the potential for blight typified by the use of barbed wire, razor wire, and unscreened trash enclosures.

SECTION 3. PLANNING COMMISSION ACTION. The Planning Commission hereby takes the following actions:

A. Further Recommendation. The Planning Commission hereby recommends that the City Council consider the addition of the following supplemental text to the previous recommendations for Subsection 17.16.020.D to have Subsection D.2 to read as follows: "Side yards on interior and through lots shall be not less than ten (10) feet, except where the lot is less than sixty-five (65) feet in width. For lots that are less than sixty-five (65) feet in width, the minimum side yard shall be not less than five (5) feet, except that street side yard setbacks shall be not less than ten (10) feet from the existing street line or from any future street line as shown on any specific plan of highways."

PASSED, APPROVED AND ADOPTED this 17th day of March 2010.

Robert Devine
Chairman

APPROVED AS TO FORM:

Erica Ball
Assistant City Attorney

ATTEST:

David Hogan
Planning Commission Secretary

ATTACHMENT B

Attachment B

BUILDABLE LOT AREA COMPARISONS

Buildable Envelope Sizes with Various Setbacks					
	Typical Lot Area	Original Setbacks		Recommended Setbacks	
		Buildable Area	Percent Buildable	Buildable Area	Percent Buildable
Sedco Hills	6,500 sq. ft. (50' x 130')	2,700 sq. ft.	41%	4,000 sq. ft.	61%
Old Wildomar	7,500 sq. ft. (50' x 150')	3,300 sq. ft.	44%	4,800 sq. ft.	64%
Cottonwood Canyon	8,990 sq. ft. (62' x 145')	4,410 sq. ft.	49%	5,980 sq. ft.	66%
Typical Large Lot	23,400 sq. ft. (130' x 180')	15,400 sq. ft.	65%	15,400 sq. ft.	65%

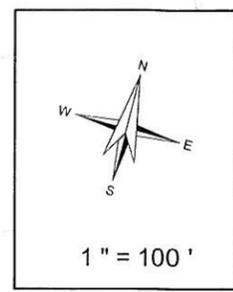
ATTACHMENT C

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR SEC. 15 & 16 T6S R4W

TRA 025-046
025-064

365-10
19-26



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- Lease Area
- Subdivision Tie Mark

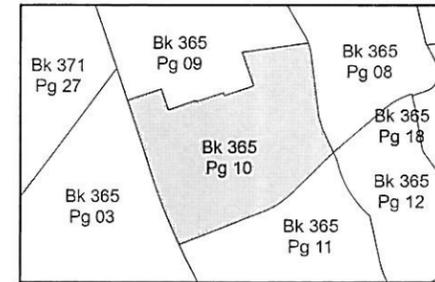
Data

R/S 57/2
MERG 511
LLA 2763



ASSESSOR'S MAP BK365 PG.10
Riverside County, Calif.

D. Underwood



Date	Old No	New No
2/1/1974	101-8,9	20-22
11/1/1974	101-16-17	101-23
9/1/1986	102-8	22,23
11/1/1988	103-26,28	103-29
11/1/1988	093-8,9	103-29
6/1/1989	103-29	30,31
9/1/1990	103-30	32,ST
9/1/1990	103-31	33,ST

Map Reference *
MB 13/31-34 SEDCO TOWNSITE

NOVEMBER 2009

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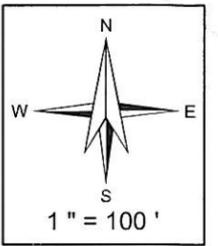
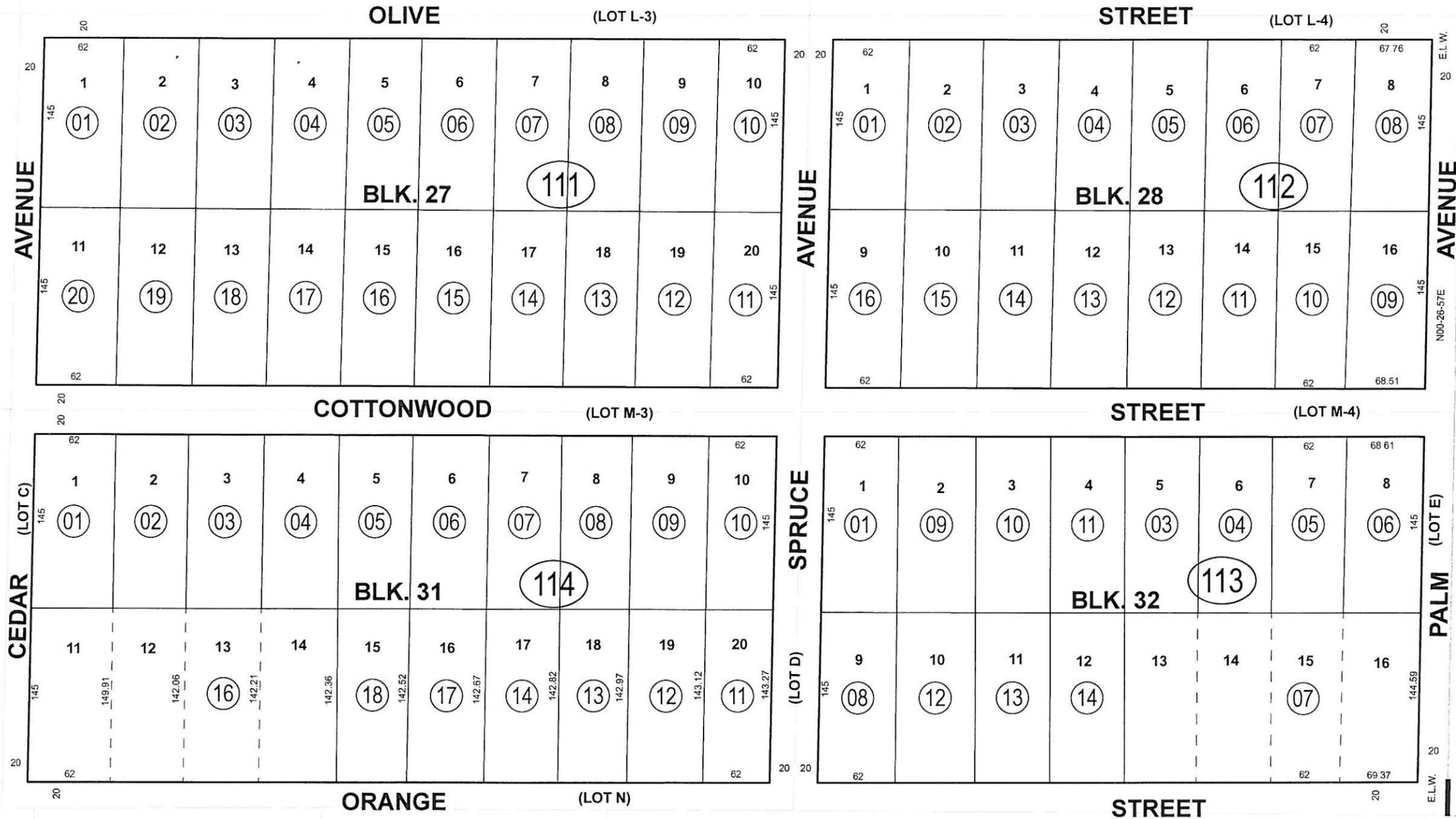
POR NW 1/4 SEC 18 T 6S R 3W

T.R.A. 025-001

361-11

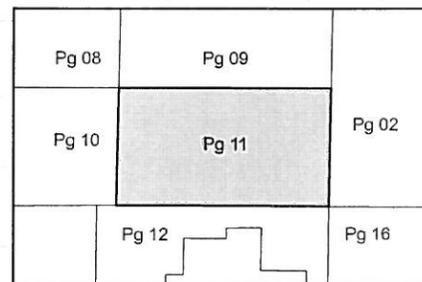
19-13

CITY OF WILDOMAR



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- Lease Area
- ▬ Subdivision Tic Mark



Map Reference

MB 12/34-35 EL SINORE LAKE WILDWOOD

Date	Old Num	New Num
11/1/1992	15	16-18
2/1/2006	113-2	9-14



Data
RS 85/74-75

A Vatcharopass

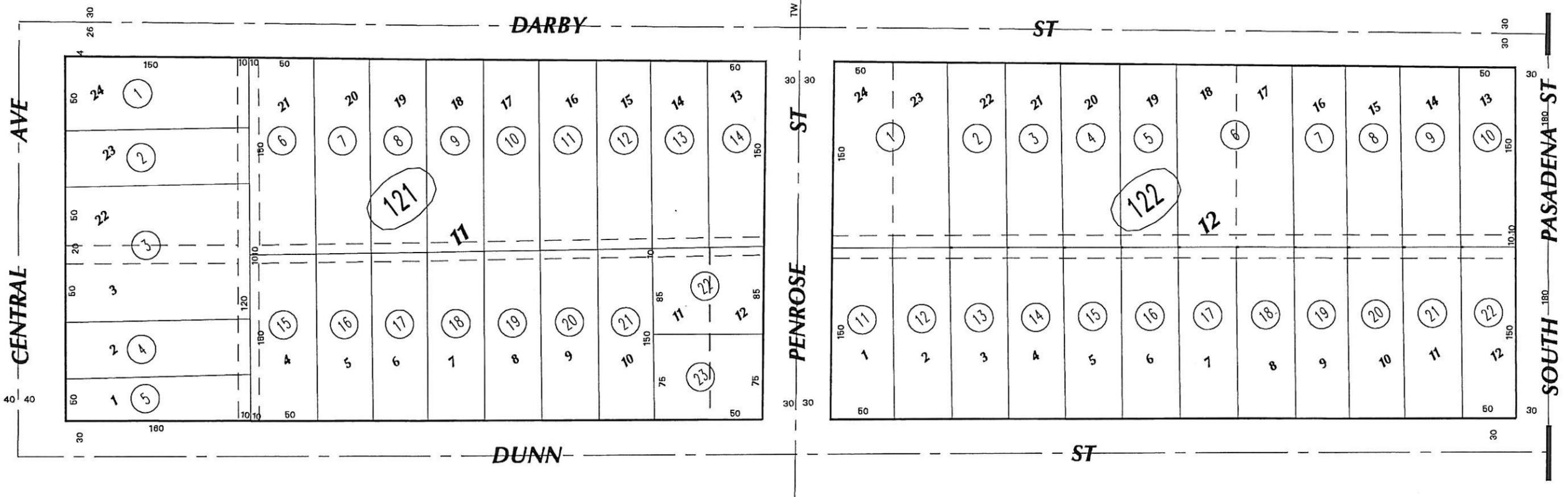
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SEC. 34 35 T. 6S., R. 4W
SEC. 2 3 T. 7S., R. 4W

T.R.A. 025-0666

376-12
136-12

1" = 100'
ANGLE = 37



03

13

380
02

11

DATA: 148242-310 7/78

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