CITY OF WILDOMAR

PLANNING COMMISSION

Commission Members

Chairman Robert Devine · Vice-Chairman Harv Dykstra

Gary Andre · Scott Nowak · Miguel Casillas

REGULAR MEETING

WEDNESDAY, JUNE 3, 2009 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 APPROVAL OF MINUTES:

3.1 Approval of the April 15, 2009 Regular Meeting Minutes.

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

None.

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

5.1 PLOT PLAN NO. 08-0001 (PP23565): A proposed development of approximately 22,860 square feet of commercial retail development, parking facilities, street improvements and associated appurtenances on an approximate 2.5 acre site. The proposed development is located approximately 250 feet east of Palomar Street, on the south side of Central Avenue. The proposed development also includes improvements to the Central Avenue right-of-way, landscaping, and related infrastructure. The existing General Plan land use designation for the project site is Commercial Retail/Community Center Overlay, with General Commercial (C-1/C-P) zoning designation.

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

5.2 PARCEL MAP (PM32257) AND CONDITIONAL USE PERMIT (CUP03403) NUMBER 08-0179: The proposed project consists of the development of a 24 hour gasoline station/car wash/convenience store, 3 restaurants with drive-thru operations, approximately 23,700 square feet of commercial retail development, parking facilities, street improvements and associated appurtenances on an approximate 6.64 acre site. The site would concurrently be subdivided into 6 separate retail parcels. The proposed development also includes improvements to the Bundy Canyon Road right-of-way, landscaping, and related infrastructure. The project site is located immediately east of I-15, on the south side of Bundy Canyon Road. The existing General Plan land use designation for the project site is Commercial Retail/Community Center Overlay, with General Commercial (C-1/C-P) zoning designation.

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

6.0 GENERAL BUSINESS ITEMS:

6.1 Review of the 2009-2014 Capital Improvement Program Budget.

7.0 ADMINISTRATIVE HEARINGS REPORT:

7.1 Report actions taken at the May 20, 2009 Director's Hearing.

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.

8.1 Report on General Plan Update status.

8.2 Update on Variance Number 08-0072.

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 June 17, 2009 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 and at the Mission Trail Library, 34303 Mission Trail Blvd., Wildomar, CA. 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 May 29, 2009, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street, and the Mission Trail Library, 34303 Mission Trail Blvd.

ITEM # 3.1

REGULAR MEETING
CITY OF WILDOMAR
PLANNING COMMISSION
April 15, 2009

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

Present:	Robert Devine, Chairman Harv Dykstra, Vice-Chairman Miguel Casillas, Commissioner Scott Nowak, Commissioner Gary Andre, Commissioner
Absent:	None.
Staff Present:	David Hogan, Assistant Planning Director Thomas Jex, Assistant City Attorney Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Commissioner Nowak led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

Gina Castanan introduced herself and addressed the Commission. Ms. Castanan asked about the number of planners the City had on staff and questioned why the number of projects going forward to the City Council for approval had slowed.

Assistant Planning Director Hogan responded that the City has two Planners which staff the department regularly with the other Planning staff members exclusively dedicated to projects as needed. Mr. Hogan then explained the approval process for different application types.

3.0 APPROVAL OF MINUTES:

Commissioner Andre amended the minutes to include the word "pipe" in paragraph 8 on page 7.

Commissioner Andre moved to approve the amended Minutes of March 4, 2009. The motion was seconded by Vice-Chairman Dykstra. Motion carried, the following vote resulted:

AYES:	Devine, Dykstra, Casillas, Nowak, and Andre.
NOES:	None.
ABSENT:	None.
ABSTAIN:	None.

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

5.1 VARIANCE NUMBER 08-0072.

Applicant:	DH Holdings
Location:	Southeast corner of Clinton Keith Road and Hidden Springs Road (APN: 380-110-039).
Proposals:	Increase the height of one of two free-standing signs for the Wildomar Square commercial center from 65 feet to 85 feet within the Scenic Highway Commercial zone (C-P-S).
Environmental Action:	No California Environmental Quality Act (CEQA) compliance documentation has been provided at this time. If the Commission decides to consider approval of the variance request at a future date, the appropriate documentation will be provided.

Assistant Planning Director Hogan made the staff report.

Chairman Devine asked if the Planning Commission had any questions for Staff. None of the Commissioners had questions of Staff.

Chairman Devine opened the Public Hearing.

Applicant Hornstein introduced himself and addressed the Commission. Applicant Hornstein stated that the initial Variance was done without the benefit of engineering. He went on to explain that since the completion of site engineering, there was new information about the condition of the site. Applicant Hornstein stated that due to the expansion of Clinton Keith Road, and the height of the proposed sign panels, the sign will not be as visible as needed for proper identification. Applicant Hornstein concluded then his presentation and asked if the Commission had any questions.

Chairman Devine noted that the previously approved variances increased the sign area to several times the allowed area resulting in large individual sign panels. Chairman Devine asked the applicant if the size of the panels could be reduced to make all sign panels visible.

Applicant Hornstein replied that the County gave him direction to expand the area of the sign panels when variance number 1827 was granted to keep the sign in proportion.

Commissioner Nowak did not agree that the sign panels were kept proportional and referenced the design of the nearby Bear Creek Village Center sign which has smaller panels higher up on the sign. He went on to ask how many major tenants the proposed retail center would have.

Applicant Hornstein replied that there would be six large tenants.

Commissioner Andre inquired about the size of the Stater Brothers panel in the Bear Creek Village sign.

Applicant Hornstein responded that he was unaware of the panel sizes in the Bear Creek Village sign. In addition, the applicant offered to bring a crane to the site to create a real-life demonstration of the proposed sign.

Commissioner Andre stated that he had visited the site previously and supported the idea of a site visit by the Commission.

Chairman Devine asked the applicant if the size of the panels and other features of the sign could be reduced to make all the panels visible without increasing the size of the sign.

Applicant Hornstein invited the Commission to schedule a field trip to the site and make a decision at that time.

Assistant Planning Director Hogan explained that if it was the will of the Commission, a site visit could be arranged.

Chairman Devine asked if the Hearing would have to be continued to the next meeting if a site visit was desired by the Commission.

Assistant City Attorney Jex then discussed the legal requirements involved to conduct a site visit.

Chairman Devine recognized the receipt of a letter from Emilio and Judith Gonzales in opposition to the project.

Resident Judith Gonzales then addressed the Commission and identified herself as the author of the letter. Ms. Gonzales stated that she and a number of her neighbors had attended the County Board of Supervisors meeting where Variance Number 1827 was heard. She went on to state that the request before the Commission was for an additional variance and expressed concern over the precedence that would establish in Wildomar if the request was approved.

Chairman Devine closed the Public Hearing.

Commissioner Andre stated that he spoke with the Applicant earlier in the day and discussed the possibility of a site visit by the Commission. He went on to state his opposition to the 85' height of the proposed sign but expressed his interest in giving the applicant a fair chance.

Vice-Chairman Dykstra asked staff if there was another possible action the Commission could take on this item.

Assistant Planning Director Hogan responded that if the Commission can agree on an alternative action, they could ask the Applicant to modify their request.

Assistant City Attorney Jex agreed and added that the matter before the Commission was a request addressing the height of the sign. He advised that if an alternative proposal addressed another aspect of the sign, the alternative action would need to be referred back to staff.

Vice-Chairman Dykstra suggested that in lieu of denying the request to increase the sign 20', the applicant could raise the sign 5' to overcome the unforeseen change in elevation and decrease the overall size of the panels.

Commissioner Nowak asked the applicant about the difference in the topography the site will have after development.

Applicant Hornstein responded that overall, the finished site would be lower, as the project would have a net export of soil.

Commissioner Nowak asked about the possibility of changing the overall grade of the site.

Assistant Planning Director Hogan responded that final grading plans had already been submitted for the project and that the on-site grades were established to adequately connect the site to Hidden Springs Road.

Commissioner Andre expressed concern with the precedence an approval of this variance could set.

Chairman Devine re-opened the Public Hearing.

Applicant Hornstein replied that due to the unique conditions of the site, there would not be a precedence set.

Commissioner Andre expressed his interest in going to the site to view a demonstration of the proposed sign.

Assistant Planning Director Hogan suggested that the Chairman poll the Commission to help determine the consensus of the group.

Chairman Devine recognized Commissioner Casillas.

Commissioner Casillas stated that he did not see a reason for granting the variance but he also indicated an interest in conducting a site visit.

Vice-Chairman Dykstra stated that he would be in opposition to the request because the panels are too large and smaller panels on the sign would correct any visibility problems created by the height of the building. He also stated that he was not opposed to a site visit but felt that it was not necessary.

Commissioner Andre stated that he felt that the Commission should conduct a site visit and stated that without a site visit he would not be inclined to increase the height of the sign.

Commissioner Nowak stated that the sign has plenty of visibility and that the panel sizes could be reduced slightly to overcome the visibility challenges of the site. In addition, he felt that the elevation of the site had not significantly changed since the first request

for a variance and the height issues should have been addressed then. Commissioner Nowak went on to state that he did not support a site visit.

Chairman Devine agreed with Commissioner Nowak.

Assistant Planning Director Hogan suggested that a site visit would involve a continuance and that a way to resolve the issue would be to get a motion and vote for a desired action.

MOTION: Commissioner Nowak motioned to deny variance number 08-0072, a request to extend the height of Sign A-1 to 85' with resolution PC09-005. The motion was seconded by Chairman Devine. Motion carried, the following vote resulted:

AYES:	Devine, Dykstra, Casillas, Nowak, and Andre.
NOES:	None.
ABSENT:	None.
ABSTAIN:	None.

6.0 GENERAL BUSINESS ITEMS:

None.

7.0 ADMINISTRATIVE HEARINGS REPORT:

Assistant Planning Director Hogan reported on the approval of Plot Plan application number 08-0227 at a Director Hearing on April 1, 2009.

8.0 PLANNING DIRECTOR'S REPORT:

Assistant Planning Director Hogan informed the Commission that the City's new website had launched. He went on to request that the Commissioners inform staff of their upcoming vacations to avoid scheduling conflicts with Planning Commission meetings.

Vice-Chairman Dykstra noted the absence of Gary Wayne and asked for information on the City's Planning Director.

Assistant Planning Director Hogan responded that due to personal reasons, Mr. Wayne would be taking an advisory role with the City and that Eric Norris would serve as the City's Planning Director.

9.0 PLANNING COMMISSION COMMENTS:

Commissioner Andre stated that he would be discussing both trails and bicycle lanes at the next City Council Meeting.

Commissioner Nowak discussed the use of striping on four and six lane roadways to denote the presence of bicycle lanes.

Vice-Chairman Dykstra expressed an interest to start a bicycle transportation plan as soon as possible. He also noted that the City's trail system was primarily for recreational purposes and that it would not adequately serve bicyclists.

Commissioner Nowak inquired about the status of updating the City's Municipal Code and General Plan.

Assistant Planning Director Hogan responded that a discussion about updating the General Plan was scheduled for an upcoming City Council norming session. He went on to inform the Commission that printed copies of the General Plan will be provided to the Commission next week. He added that the Council has avoided making any commitments until a final budget has been reached.

Commissioner Nowak requested that a General Plan update status report be included in every Planning Director's Report.

10.0 ADJOURNMENT:

The April 15, 2009 regular meeting of the Wildomar Planning Commission adjourned at 8:10 P.M.

Respectfully submitted:

David Hogan
Commission Secretary

CITY OF WILDOMAR – PLANNING COMMISSION HEARING
Agenda Item 5.1
DISCUSSION/ACTION ITEM
Meeting Date: June 3, 2009

TO: Chairman Devine, Members of the Planning Commission

FROM: Brad Evanson, Development Services

SUBJECT: Plot Plan 23565 - to construct two commercial retail buildings totaling approximately 22,800 square feet of floor area on the south side of Central Avenue east of Palomar Street (Planning Application #08-0001)

APN: 376-150-002, 376-150-003, & 376-150-007

Project Name: Roundup Feed

RECOMMENDATION:

1. Adopt a resolution entitled:

   "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING PLOT PLAN 23565 TO ESTABLISH TWO COMMERCIAL BUILDINGS ON 2.5 ACRES LOCATED ON THE SOUTH SIDE OF CENTRAL AVENUE, 250 FEET EAST OF PALOMAR STREET, KNOWN AS ASSESSOR'S PARCEL NOS. 376-150-002, 376-150-003, AND 376-150-007"

BACKGROUND:

The project site is located on the south side of Central Avenue, approximately 250 feet east of the southeast corner of Central Avenue and Palomar Street. The property is zoned General Commercial (C-1/C-P) and has a land use designation of Commercial Retail (CR) with a Community Center Overlay. In July 2008, the applicants filed their application for a Plot Plan with the County of Riverside. Before completing the first round of reviews through the Riverside County Land Development Committee process, the applicant withdrew the application and submitted the project to the City.

The applicant requests approval of Plot Plan 23565 to construct two buildings totaling approximately 22,800 square feet of floor area of commercial retail space. The main building will provide approximately 18,800 square feet of retail uses, including the feed and tack store, and office spaces. The second building would be approximately 4,000 square feet in size and will consist of a pole-barn style warehouse towards the rear of the property behind the first building.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS:

Location*	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Previously developed, now unoccupied	Commercial Retail (CR)	General Commercial (C-1/C-P)
North	Vacant	Commercial Retail (CR)	General Commercial (C-1/C-P)
South	Single Family Residential	Commercial Retail (CR)	Rural Residential (R-R)
East	Recreational vehicle storage lot	Commercial Retail (CR)	Rural Residential (R-R)
West	Previously developed, now unoccupied	Commercial Retail (CR)	General Commercial (C-1/C-P)
** Central Avenue is assumed to run in a east-west direction*			

DISCUSSION:

The proposed Plot Plan conforms to all requirements of the City of Wildomar General Plan and with all applicable requirements of State law and the ordinances of the City of Wildomar. The General Plan Land Use Designation of Commercial Retail (CR) allows for a Floor Area Ratio of 0.20 to 0.35. The proposed project is consistent with this requirement. The property is zoned General Commercial (C-1/C-P), which is consistent with the Commercial Retail (CR) General Plan Land Use Designation. The development specified within Plot Plan 23565 conforms to all development standards for the C-1/C-P zoning district. Furthermore, the development proposed in Plot Plan 23565 provides for the integration of public street, drainage, and infrastructure dedications and improvements into existing systems and allows for the accommodation of those that may be needed for future development. Approximately 10% of the site will be landscaped by this project. Finally, a condition of approval will be included requiring the three subject parcels be merged.

Access to the site was originally to be provided via a shared driveway with an adjacent parcel. However, when that parcel entered foreclosure, the bank was unwilling or unable to work with the applicant on the final design of the shared driveway. After working with City's Planning and Engineering staff, and the Fire Department, the applicant has developed a site layout that provides two driveways from Central Avenue along the eastern and western edges of the project site. The western driveway provides direct access to the primary retail parking area in front of the building, and then provides through-access to the rear entrances of the retail building and access to the feed warehouse in the back of the site. The eastern driveway completes the through-access to the rear of the retail building as well as the feed warehouse building located behind the main retail building. The applicant will be conditioned to construct improvements to Central Avenue along the site frontage to the satisfaction of the Engineering Department and the trail improvements required by the General Plan to the satisfaction

of the Planning Director. The provision of the trail may require the straightening of the curvilinear sidewalk along Central Avenue. In total, 81 parking stalls are provided. Per the Wildomar Zoning Ordinance, a total of 81 parking stalls are required.

In fitting with the equestrian and ranching nature of the center, the architectural style is a hybrid of Spanish Colonial and Western Ranch styles, with stucco walls, stone wainscoting on the lower portion of the columns, combined with roof cornices, and sections with wood siding-styled walls with exposed rafter tails and beams. The architect has provided appropriate articulation and other visual elements along the building elevations break up the flat planes and provide visual interest. Some elements include varied gable elements, pedestrian arcade elements (along the storefronts), and trellis elements.

FINDINGS:

A. The proposed use is consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed use is consistent with the Zoning Code, General Plan, and the City of Wildomar Municipal Code. Plot Plan 23565 would approve the establishment of 22,800 square feet of commercial retail uses on three parcels totaling approximately 2.5 acres within the General Commercial (C-1/C-P) zoning district. Commercial retail uses are permitted uses within the C-1/C-P zoning district, and the C-1/C-P zoning district is consistent with the General Plan Land Use Designation of Commercial Retail (CR). The project has been designed to provide 81 parking spaces, which is consistent with the Zoning Code requirements for 81 parking spaces. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping. Furthermore the project proposes a floor area ration that does not exceed 0.20 to 0.35 as specified in the CR land use designation.

B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The improvements proposed by Plot Plan 23565 consist of a multi-tenant commercial building totaling approximately 18,200 square feet of floor area, and a 4,000 square feet pole barn-type storage building, with parking and landscaping improvements. The design of the site, access, circulation, street improvements, and drainage improvements have been configured to accommodate future development on adjacent parcels surrounding the project site. The site is generally flat, and drainage will be retained on-site, filtered by biofilters and porous paved surfaces. Improvements to Central Avenue, curbs, gutters, sidewalks, and trails are also proposed as a part of this application.

C. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Plot Plan 23565 proposes the construction of two commercial buildings totaling approximately 22,800 square feet, across three adjacent parcels. Conditions of approval will be placed on the project requiring that the three parcels be merged, prior to issuance of a final inspection on the buildings, and prohibiting the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel.

ENVIRONMENTAL ASSESSMENT:

A review of the project indicates that the project meets the definition of an infill project and is eligible for a categorical exemption pursuant to the CEQA Guidelines. Per CEQA Guidelines Section 15332, the proposed project meets the following criteria:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

   The subject property has a General Plan designation of Commercial Retail (CR) and a Zoning designation of General Commercial (C-1/C-P). The project consists of a proposed commercial retail center with a feed and tack store. As proposed and conditioned, the project complies with all applicable General Plan policies for Commercial land use designations, as well as with the development standards for the C-1/C-P zoning district.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

   The subject property is 2.5 acres in size, and is located within the city limits of the City of Wildomar. The majority of the surrounding and nearby properties are actively in use, including single-family residential, commercial truck and equipment rental, and an elementary school.

3. The project site has no value as habitat for endangered, rare, or threatened species.

   The subject property was utilized for commercial truck and equipment rentals within the past 12 months. The site was previously developed with graded parking areas and several out-buildings. The site is currently bare of vegetation, and has no value as habitat.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

   The project consists of two commercial buildings with a total of approximately 22,800 square feet of floor area, and the project has been designed and conditioned to comply with the development standards in the City of Wildomar Zoning Ordinance and Building Code in regards to parking, circulation, and noise suppression. Furthermore, the project has been designed to retain water runoff onsite via biofilters and porous paved surfaces. As such, the level of activity at the site is not expected to exceed the thresholds of significance for traffic, noise, air quality, or water quality.

5. The site can be served by all required utilities and public services.

   The site is currently served by all required utilities and public services.

Therefore, the project is eligible for a Class 32 Categorical Exemption from the California Environmental Quality Act.

ALTERNATIVES:

1. Deny the Applications
2. Provide Staff with Further Direction

ATTACHMENTS:

A. Resolution and Conditions of Approval for PP23565
B. Location Map
C. Site Plan
D. Visual Simulation Elevations

Approved by:

_____
David Hogan
Assistant Planning Director

ATTACHMENT A

RESOLUTION NO. 09-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING PLOT PLAN 23565 TO ESTABLISH TWO COMMERCIAL BUILDINGS ON 2.5 ACRES LOCATED ON THE SOUTH SIDE OF CENTRAL AVENUE, 250 FEET EAST OF PALOMAR STREET, KNOWN AS ASSESSOR'S PARCEL NOS. 376-150-002, -003, AND -007

WHEREAS, an application for Conditional Use Permit No. 03403 to allow for the establishment and operation of a gasoline service station and carwash, three drive-thru restaurants, and two retail buildings totaling approximately 35,380 square feet of floor area on property located at the southeast corner of Bundy Canyon Road and Interstate 15 has been duly filed by:

Applicant's Name: Cannan Construction Management

Applicant's Address: 34859 Frederick Street, Ste 101, Wildomar, CA 92595

Project Location/Street References: South side of Central Avenue, 250 feet east of Palomar Street

Assessor's Parcel No(s): 376-150-002, 376-150-003, 376-150-007

WHEREAS, the Planning Commission has the authority per Chapter 17.248 of the Wildomar Municipal Code to take action on Plot Plan 23565; and

WHEREAS, on May 9, 2009 the City gave public notice by all of the methods prescribed the Municipal Code announcing the holding of a public hearing at which the project would be considered; and

WHEREAS, on June 3, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Plot Plan and at which the Planning Commission considered the Plot Plan; and

WHEREAS, at this public hearing on June 3, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Plot Plan 23565 and Environmental Assessment 41987 and at which the Planning Commission considered the Plot Plan and Mitigated Negative Declaration; and

WHEREAS, at this public hearing on June 3, 2009 the Planning Commission adopted the Mitigated Negative Declaration for Plot Plan 23565 (Environmental Assessment 41987); and

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

SECTION 1. ENVIRONMENTAL FINDINGS. The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated June 3, 2009, and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within

the record or provided at the public hearing of this matter, hereby finds and determines as follows.

A. California Environmental Quality Act (CEQA): The approval of this Plot Plan is in compliance with the requirements of CEQA, in that on June 3, 2009 a determination was made that Plot Plan 22565 is Categorically Exempt from further environmental review. A review of the project indicates that the project meets the definition of an infill project and is eligible for a categorical exemption pursuant to the CEQA Guidelines. Per CEQA Guidelines Section 15332, the proposed project meets the following criteria:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The subject property has a General Plan designation of Commercial Retail (CR) and a Zoning designation of General Commercial (C-1/C-P). The project consists of a proposed commercial retail center with a feed and tack store. As proposed and conditioned, the project complies with all applicable General Plan policies for Commercial land use designations, as well as with the development standards for the C-1/C-P zoning district.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject property is 2.5 acres in size, and is located within the city limits of the City of Wildomar. The majority of the surrounding and nearby properties are actively in use, including single-family residential, commercial truck and equipment rental, and an elementary school.

3. The project site has no value as habitat for endangered, rare, or threatened species.

The subject property was utilized for commercial truck and equipment rentals within the past 12 months. The site was previously developed with graded parking areas and several out-buildings. The site is currently bare of vegetation, and has no value as habitat.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project consists of two commercial buildings with a total of approximately 22,800 square feet of floor area, and the project has been designed and conditioned to comply with the development standards in the City of Wildomar Zoning Ordinance and Building Code in regards to parking, circulation, and noise suppression. Furthermore, the project has been designed to retain water runoff onsite via biofilters and porous paved surfaces. As such, the level of activity at the site is not expected to exceed the thresholds of significance for traffic, noise, air quality, or water quality.

5. The site can be served by all required utilities and public services.

The site is currently served by all required utilities and public services.

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. PLOT PLAN FINDINGS**.** Pursuant to Wildomar Municipal Code Chapter 17.216 and in light of the record before it including the staff report dated June 3, 2009 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

A. The proposed use is consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed use is consistent with the Zoning Code, General Plan, and the City of Wildomar Municipal Code. Plot Plan 23565 would approve the establishment of 22,800 square feet of commercial retail uses on three parcels totaling approximately 2.5 acres within the General Commercial (C-1/C-P) zoning district. Commercial retail uses are permitted uses within the C-1/C-P zoning district, and the C-1/C-P zoning district is consistent with the General Plan Land Use Designation of Commercial Retail (CR). The project has been designed to provide 81 parking spaces, which is consistent with the Zoning Code requirements for 81 parking spaces. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping. Furthermore the project proposes a floor area ration that does not exceed 0.20 to 0.35 as specified in the CR land use designation.

B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The improvements proposed by Plot Plan 23565 consist of a multi-tenant commercial building totaling approximately 18,200 square feet of floor area, and a 4,000 square feet pole barn-type storage building, with parking and landscaping improvements. The design of the site, access, circulation, street improvements, and drainage improvements have been configured to accommodate future development on adjacent parcels surrounding the project site. The site is generally flat, and drainage will be retained on-site, filtered by biofilters and porous paved surfaces. Improvements to Central Avenue, curbs, gutters, sidewalks, and trails are also proposed as a part of this application.

C. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Plot Plan 23565 proposes the construction of two commercial buildings totaling approximately 22,800 square feet, across three adjacent parcels. Conditions of approval will be placed on the project requiring that the three parcels be merged, prior to issuance of a final inspection on the buildings, and prohibiting the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel.

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

1. Make a Finding that Plot Plan 23565 is Categorically Exempt from CEQA pursuant to the provisions of Section 15332 of the CEQA Guidelines.

2. Approve the Plot Plan 23565 subject to the Conditions of Approval attached hereto and incorporated by this reference as Exhibit A.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2009, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
David Hogan, Assistant Planning Director

_____
Robert Devine, Chairman

APPROVED AS TO FORM:

_____
Thomas Jex, Assistant City Attorney

EXHIBIT A

CITY OF WILDOMAR

CONDITIONS OF APPROVAL

Planning Application Number: #08-0001 (Roundup Feed) - Plot Plan 23565	
Project Description: Two commercial buildings on 2.5 acres located on the south side of Central Avenue east of Palomar Street	
Assessor's Parcel Number(s): 376-150-002, 376-150-003, 376-150-007	
Approval Date: June 3, 2009	**Expiration Date:** June 3, 2011

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 Sixty-Four Dollars ($64.00) for the County administrative fee, to enable the City to file the Notice of Exemption as provided 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 development of the premises shall substantially conform to the approved plot plan and elevations contained on file with the Planning Department.

5. 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.)

6. 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.

7. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

Materials & Locations	**Colors**
Primary Wall Stucco	Dunn Edwards, DEC745 (Chaparral)
Wall Trim Stucco	Dunn Edwards, DE6153 (Pyramid)
Wall Base Stucco	Dunn Edwards, DE6042 (Bear in Mind)
Warehouse Wall Stucco	Dunn Edwards, DEW340 (Whisper)
Cornice	Dunn Edwards, DE6220 (Porous Stone)
Stone Trim	Cultured Stone Co, Walnut Country Ledgestone
Eave and Rafter Ends	Dunn-Edwards, DE6252 (Secret Path)
Window	U.S. Aluminum Storefront System, Bronze

8. The Applicant shall submit to the Planning Department for the permanent files 8" X 10" glossy photographic color prints of the approved color and materials board and the colored architectural elevations. All labels on the color and materials board and Elevations shall be readable on the photographic prints.

9. All downspouts shall be internalized

10. Parking shall be shared across the site, including parking spaces on all parts that are a part of the project.

11. If construction is phased, a construction staging area plan or phasing plan for construction equipment and trash shall be approved the Planning Director and City Engineer.

12. No grading shall be performed without the prior issuance of a grading permit by the City.

13. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries.

14. Tribal monitors from the Pechanga Tribe shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies, to be compensated by the developer.

15. 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.

16. 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 Tribe shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation.

17. 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 Native American tribal representative 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.

18. The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition.

19. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

20. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer.

21. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full.

Prior to Issuance of Grading Permit(s)

22. 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.

23. Prior to the issuance of a grading permit involving import or export of material to the site, the applicant shall have obtained approval for the import/export location from the Engineering and Planning Departments. Additionally, if either location was not previously approved by an Environmental Assessment, environmental assessment shall be submitted to the Planning Director for review for approval.

24. Prior to issuance of grading permits the Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRCB).

25. Prior to the issuance of a grading permit, or building permit, whichever occurs first, the developer shall pay all necessary impact and mitigation fees required prior to the issuance of a grading permit. These fees include, but are not limited to, fees associated with the Stephens Kangaroo Rat Habitat Conservation Plan and the Western Riverside Multiple Species Habitat Conservation Plan.

26. Prior to the issuance of a grading permit, the developer shall pay the established fee for the Murrieta Creek/Wildomar Valley Area Drainage Plan. Drainage fees shall be paid (with cashier's check or money order only) to the District and a copy of the receipt provided to the City.

27. 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."

28. The following requirement shall be included in the Notes Section of the Grading Plan: "*If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of 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 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 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.*"

29. Prior to the issuance of a grading permit, the applicant shall submit, and the City review and approve, a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the San Diego Regional Water Quality Control Board.

30. Prior to the issuance of a grading permit, the applicant shall submit plans to the Planning Director demonstrating compliance with the appropriate trail requirements.

31. All of the foregoing conditions shall be complied with prior to the issuance of a grading permit.

Prior to Issuance of Building Permit(s)

32. Prior to the issuance of a building permit, the developer shall submit for review and, upon City approval, recordation a parcel merger (or parcel map) eliminating the lot lines underneath the proposed structures. If approved by the Building Official this requirement may be deferred to prior to certificate of occupancy.

33. Prior to the issuance of a building permit, precise grading plans shall be consistent with the approved rough grading plans including all structural setback measurements.

34. Prior to the issuance of a building permit, the developer shall provide a copy of the underground water and electrical plans for verification of proper placement of transformers(s) and double detector checks to final agreement with the utility companies.

35. Prior to the issuance of a building permit, the developer shall demonstrate compliance with the California Title 24.

36. Prior to the issuance of a building permit, the developer shall submit a photometric plan, the developer shall pay the appropriate impact mitigation fee applicable to Zone A of the Southwest Road and Bridge Benefit District.

37. Prior to the issuance of a building permit, the developer shall dedicate, design and construct all improvement in accordance with City of Wildomar Improvement Plan Check Policies, City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of The City Engineer.

38. Prior to issuance of a building permit improvement plans for items within the public right of way shall be approved by The City Engineer.

39. Prior to the issuance of a building permit, the developer shall submit a photometric plan, including the parking lot to the Planning Department, which meets the requirements of the Title 17 of the Wildomar Municipal Code and Chapter 8.80 (Light Pollution). The parking lot light standards shall be placed in such a way as to not adversely impact the growth potential of the parking lot trees.

40. Three copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, genus, species, and container size of the plants shall be shown. The plans shall be consistent with the requirements of the water efficient landscape ordinance. The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved grading plan.

41. The Applicant shall submit landscaping and irrigation plans within the public right of way to Planning and the City Engineer concurrently. 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.

42. Prior to issuance of a building permit, the developer shall submit Fire Alarm System Plans to the Fire Department for approval.

43. Prior to the issuance of a building permit, the applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

44. All Water Quality Management Plan (WQMP) treatment devices to be located in the landscaped areas shall be shown on the construction landscape plans. If revisions are made to the WQMP design that result in any changes to the conceptual landscape plans after entitlement, the revisions will be shown on the construction landscape plans, subject to the approval of the Planning Director.

45. Building construction plans shall include detailed outdoor areas (including but not limited to trellises, decorative furniture, fountains, hardscape (choose or add to as appropriate) to match the style of the building subject to the approval of the Planning Director.

46. For buildings with “flat roofs”, the construction plans shall indicate the application of painted rooftop addressing plotted on a nine-inch grid pattern with 45-inch tall numerals spaced nine inches apart. The numerals shall be painted with a standard nine-inch paint roller using fluorescent yellow paint applied over a contrasting background. The address shall be oriented to the street and placed as closely as possible to the edge of the building closest to the street In addition, all roof hatches shall be painted "International Orange”.

47. All of the foregoing conditions shall be complied with prior to the issuance of a building permit.

Prior to Release of Power, 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.

48. Prior to release of occupancy, the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with the Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.

49. Prior to release of occupancy, the developer shall complete the construction and installation of all improvements within the public right of way to the satisfaction of the City Engineer.

50. Prior to release of occupancy, the developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

51. Prior to certificate of occupancy, the developer shall install the manual and automatic Fire Alarm System to the satisfaction of the Fire Department.

52. 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.

53. Prior to the final inspection the developer shall replace all non-conforming handicap ramps adjacent to the project site.

54. If warranted, prior to final inspection the developer 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.

55. Prior to final inspection, the applicant shall be required to screen all loading areas and roof mounted mechanical equipment from view of the adjacent residences and public right-of-ways. If upon final inspection it is determined that any mechanical equipment, roof equipment or backs of building parapet walls are visible from any portion of the public right-of-way adjacent

to the project site, the developer shall provide screening by constructing a sloping tile covered mansard roof element or other screening reviewed and approved by the Planning Director.

56. 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(s).

57. Performance securities, in amounts to be determined by the Planning Director, to guarantee the maintenance of the landscape 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.

58. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

> "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning (951) 245-3300"

In addition to the above requirements, the surface of each parking place shall have a surface identification sign duplicating the Symbol of Accessibility in blue paint of at least three square feet in size.

59. All site improvements including but not limited to parking areas and striping shall be installed.

60. The developer shall comply with all applicable provisions of the Uniform Building Code and other structural and life safety codes and ordinances.

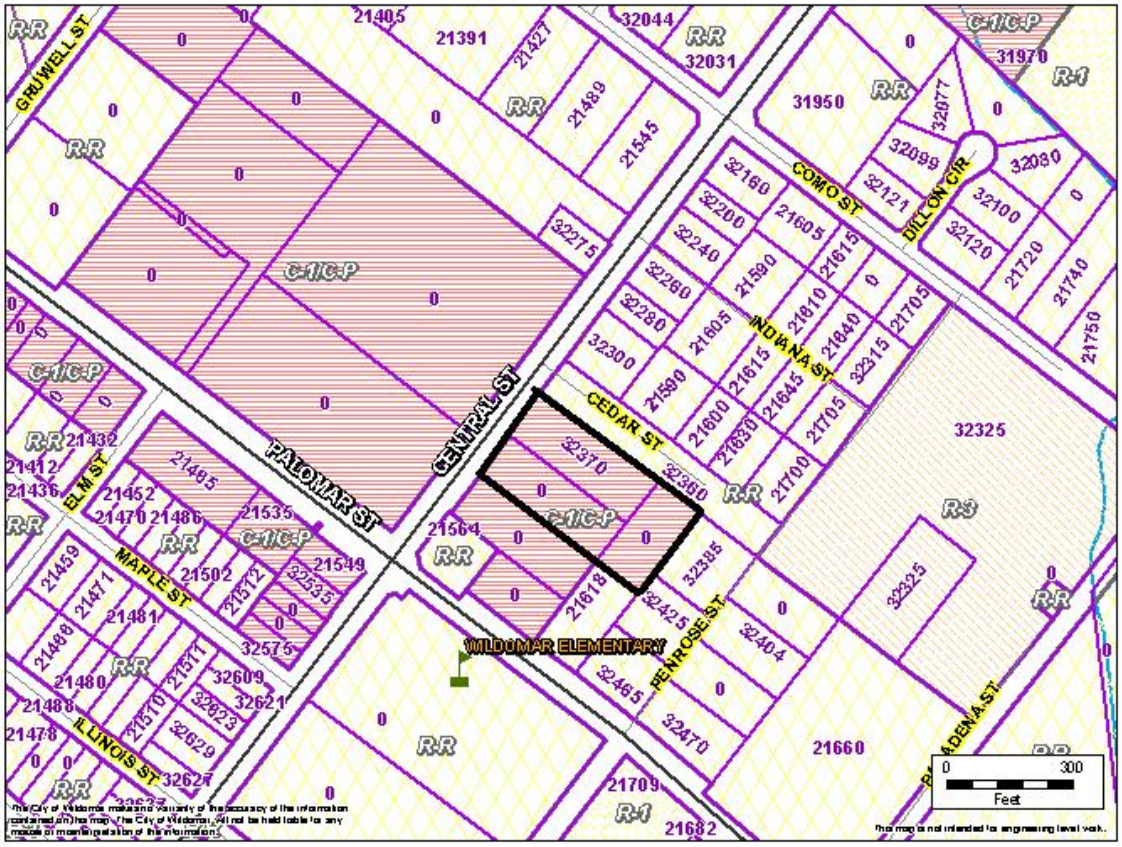
61. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

OUTSIDE AGENCIES REQUIREMENTS:

62. Flood protection shall be provided in accordance with the Riverside County Flood Control District's development standards. The fee is made payable to the Riverside County Flood Control Water District by either a cashier's check or money order, prior to the issuance of a grading permit (unless deferred to a later date by the District), based upon the prevailing area drainage plan fee.

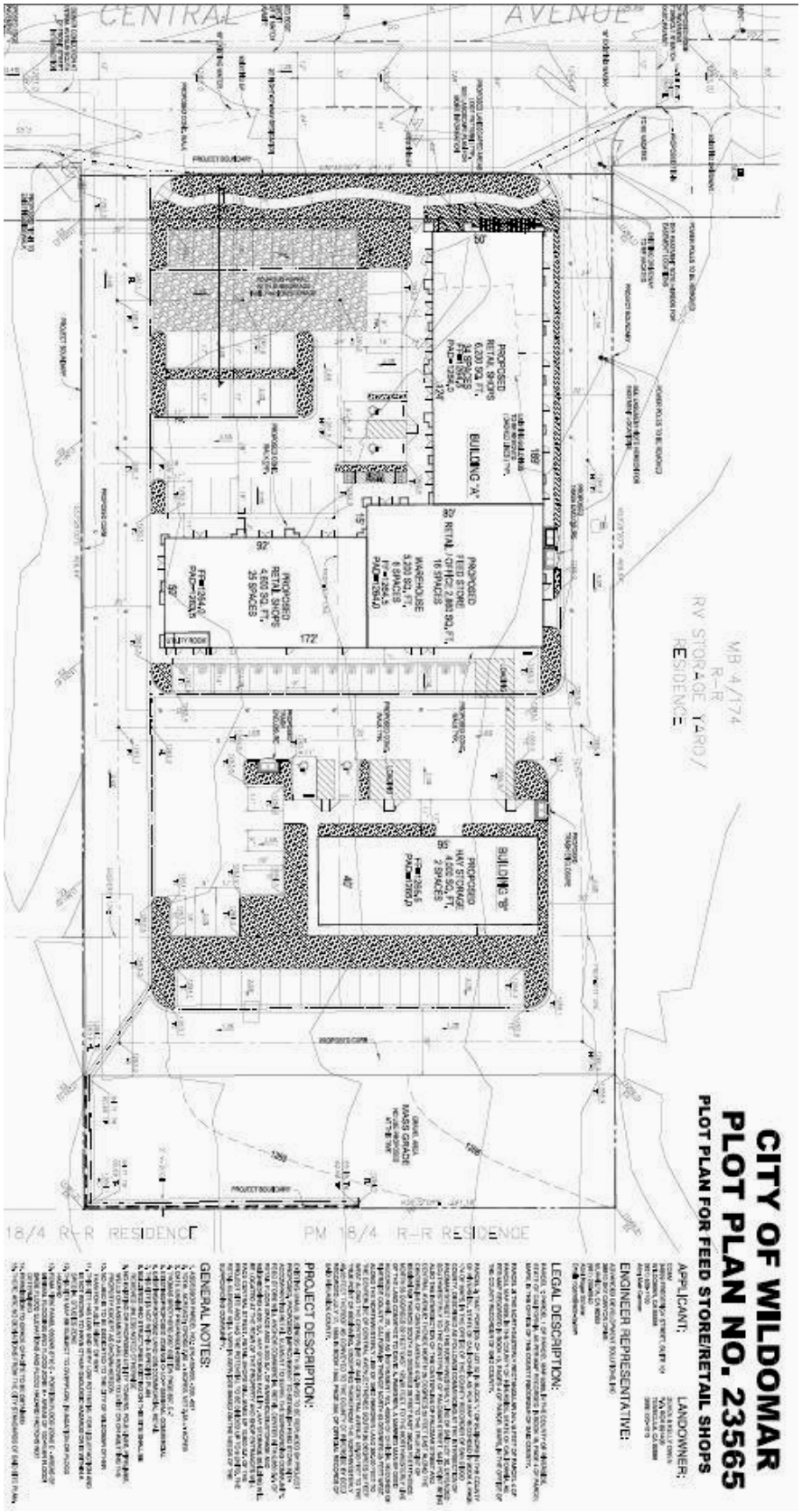
ATTACHMENT B

LOCATION MAP



ATTACHMENT C

SITE PLAN


CITY OF WILDOMAR
PLOT PLAN NO. 23565
PLOT PLAN FOR FEED STORE/RETAIL SHOPS
APPLICANT:
LANDOWNER:
ENGINEER REPRESENTATIVE:
LEGAL DESCRIPTION:
PROJECT DESCRIPTION:
GENERAL NOTES:
CENTRAL AVENUE
PROPOSED RETAIL SHOPS 6,030 SQ. FT. 34 SPACES
BUILDING "A"
PROPOSED RETAIL SHOPS 4,600 SQ. FT. 25 SPACES
PROPOSED WAREHOUSE 5,200 SQ. FT. 16 SPACES
BUILDING "B"
PROPOSED WAREHOUSE 4,100 SQ. FT. 2 SPACES
PROJECT BOUNDARY
MB 4/174 R-R RV STORAGE YARD/ RESIDENCE
PM 18/4 R-R RESIDENCE
18/4 R-R RESIDENCE

ATTACHMENT D

VISUAL SIMULATIONS

Simulation of the view from Central Avenue looking east

Simulation of the view from Central Avenue looking south

Simulation of the view of the Rear and East Sides

CITY OF WILDOMAR – PLANNING COMMISSION HEARING
Agenda Item 5.2
PUBLIC HEARING
Meeting Date: June 3, 2009

TO: Chairman Devine, Members of the Planning Commission

FROM: David Hogan, Assistant Planning Director

SUBJECT: Parcel Map 32257, Conditional Use Permit 03403, Variance 01757 - to subdivide the two existing parcels into six parcels, construct six commercial buildings (including a service station and drive thru restaurants) totaling approximately 35,380 square feet of floor area on the south side of Bunday Canyon Road east of Interstate 15 (Planning Application #08-0179)

APN: 367-100-019 & 367-100-020

Project Name: J & R Oil

RECOMMENDATION:

The Planning Director recommends that the Chairman open the public hearing, accept any public testimony, and continue the public hearing open to July 15, 2009.

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item # 6.1
COMMISSION BUSINESS
Meeting Date: June 3, 2009

TO: Members of the Planning Commission

FROM: David Hogan, Assistant Planning Director

SUBJECT: Review of 2009 – 2014 Capital Improvement Program

RECOMMENDATION:

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

> **"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR DETERMINING THAT THE 2009-2014 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY GENERAL PLAN"**

BACKGROUND:

Sections 65401 and 65402 of the California Government Code require that the capital improvement program (CIP) be in conformance with the General Plan. State Law also mandates that this determination of conformance be made by a designated planning agency. For the City of Wildomar, the designated planning agency is the Planning Commission.

DISCUSSION:

The 2009 – 2014 Capital Improvement Program (CIP) sets out a long term capital program budget for the City of Wildomar. The full CIP identifies both funding sources and capital projects to be funded each year for the next five fiscal years. However, the focus of the Commission is not the projected funding amounts, but the actual activities proposed for inclusion in the Program.

General Plan conformity can be best described as furthering the eventual achievement of the goals, policies, and infrastructure identified in the Plan. For example, the construction of a roadway identified on the General Plan would be considered consistent with the Plan if the roadway is depicted on the Circulation Map, identified in the goals and policies, or listed as an implementation program/activity.

The CIP includes 7 specific capital projects and 6 maintenance programs. Many of the specific capital projects are being developed in conjunction with the County of Riverside since the County will be the lead partner in the undertaking these road projects. Some of these more regional projects contain segments that are outside of the city limits. These projects are marked with asterisks. The capital projects are as follows:

- Baxter Road/I-15 Traffic Signals
- Bundy Canyon Road Widening – Mission Trail to I-15
- Bundy Canyon Road Widening – I-15 to the City Limits*
- Clinton Keith Road Widening – I-15 Interchange Improvements
- Clinton Keith Road Widening – I-15 to the City Limits*
- Grand Avenue Widening – Central Avenue north to the City Limits*
- Palomar Street Widening – Mission Trail south to Washington Avenue

The maintenance functions are intended to identify potential funding to address maintenance and improvement needs each year. At this time, no specific project activities have been identified. The specific activities will be identified and implemented on an on-going basis, as a result, no specific maintenance function have been identified. The various maintenance programs are as follows:

- ADA Accessibility Improvements
- Roadway Safety (stripping, signage and visibility) Improvements
- Slurry Seal Program
- Traffic Signal Program
- Unpaved Roadway Enhancement Program (This program will identify important unpaved road linkages, develop a priority system, and determine minimum improvement requirements.)

Staff has reviewed the proposed capital projects and has evaluated the proposed improvements for consistency with the roadway classifications contained in the General Plan. As shown below, all of the proposed roadway project improvements are consistent with the General Plan Circulation Map.

Road Segment	General Plan Roadway Type	Proposed Improvements
Baxter Road	Secondary – 4 lanes undivided	Interim: Turn lanes and traffic signals
Bundy Canyon Road	Urban Arterial – 6 lanes with median	Interim: 4 lanes undivided
Clinton Keith Road	Urban Arterial – 6 lanes with median	Interim: 4 lanes undivided
Grand Avenue	Secondary – 4 lanes undivided	Ultimate: 4 lanes undivided
Palomar Street	Arterial: - 4 lanes with median	Interim: 4 lanes without medians plus a connection to Jefferson Avenue

The ongoing functions to maintain and replace existing infrastructure or make changes to meet local traffic safety needs. These activities are consistent with several of the policies contained in the Circulation Element. These policy statements are as follows:

Policy 3.2. *Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.*

Policy 3.12. *Improve highways serving as arterials through mountainous and rural areas to adequately meet travel demands and safety requirements while minimizing the need for excessive cut and fill.*

Policy 3.13. *Design street intersections … to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.*

Policy 3.15. *Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.*

As demonstrated above, the projects in the Draft Capital Improvement Program are consistent with the current General Plan.

ATTACHMENTS:

A. Resolution
B. Draft Capital Improvement Program

ATTACHMENT A

DRAFT RESOLUTION

RESOLUTION NO. 09-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR DETERMINING THAT THE 2009-2014 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY GENERAL PLAN

WHEREAS, State Law requires that designated planning agencies review the capital improvement program to ensure compliance with the adopted General Plan; and

WHEREAS, the City Council of the City of Wildomar has designated the City Planning Commission planning agency for the City of Wildomar; and

WHEREAS, on June 3, 2009 the Planning Commission, during a regularly scheduled meeting, considered the Draft Capital Improvement Program; and

NOW THEREFORE, the Planning Commission of the City of Wildomar does Resolve, Determine, Find and Order that the 2009 – 2014 Capital Improvement Program is consistent and in conformance with the City General Plan.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2009, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
David Hogan, Assistant Planning Director

_____
Robert Devine, Chairman

APPROVED AS TO FORM:

_____

Thomas Jex, Assistant City Attorney

ATTACHMENT B

DRAFT CAPITAL IMPROVEMENT PROGRAM

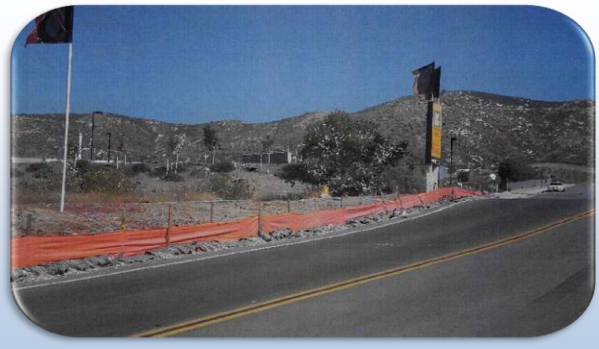
City of Wildomar

Capital Improvement Program

2009/10 – 2013/2014

WORKING DRAFT ONLY

FOR DISCUSSION



INTRODUCTION

Introduction

The 2009-2014 Capital Improvement Program (CIP) describes transportation capital improvements planned by the City for the five-year period from Fiscal Year 2009-10 through Fiscal Year 2013-14 and sets forth a funding strategy for their implementation.

The CIP will be updated each year and presented to the City Council for consideration. The capital improvements listed in the CIP necessitate the expenditure of public funds over and above the City's annual operating expenditures.

As a multi-year program which includes forecasts of anticipated capital improvement expenditures, the CIP links the project development process with the fiscal planning process of the City. The expenditures shown for the first year of the CIP comprise the Capital Budget for the current fiscal year (FY 09-10), which is adopted annually by the City Council. Subsequent years are also included in the CIP, although these "future years" are subject to change due to more detailed engineering analysis becoming available, possible changes in priorities, updates or revisions to anticipated revenues, and/or changes in cost and funding projections.

The information included in the CIP is based on the best information available at the time the program was developed. A new five-year CIP will be submitted for consideration to the City Council each year with recommended adjustments to project budgets, funding sources, descriptions, and/or schedules. Financial information included in the CIP is shown in 2009 dollars.

The CIP includes all active transportation projects and programs and those expected to be undertaken during the coming five fiscal years. Specific projects and their scheduled completions are selected based upon:

- Implementation of the City's General Plan;
- Existing traffic patterns and associated improvement needs;
- Projected traffic patterns, based on assumptions regarding the quantity and location of expected development;
- The need to establish a coherent roadway network, with strategic connections that distribute traffic flows efficiently;
- Minimizing disruptions associated with construction activity;
- Availability of funding; and
- City Council direction.

Projected Revenue for Maintenance/Operations and Capital Improvement Projects by Fiscal Year

		5-Year CIP						
Funding Source	**FY08/09**	FY09/10	**FY10/11**	**FY11/12**	**FY12/13**	**FY13/14**	**2009-14 Total**	**2009-14 %**
Gas Tax (Prop. 111)	617,200	617,200	617,200	635,700	654,800	674,400	3,816,500	46.0%
Traffic Congestion Relief (Prop. 42)	232,000	232,000	232,000	232,000	232,000	232,000	1,392,000	16.8%
Measure A	516,000	623,000	421,000	438,000	465,000	501,000	2,964,000	35.7%
Air Quality (AB 2766)	22,000	22,000	22,000	22,000	22,000	22,000	132,000	1.6%
Totals:	1,387,200	1,494,200	1,292,200	1,327,700	1,373,800	1,429,400	8,304,500	**100.0%**

Of the $8.3 million in revenue identified above, approximately $1.8 million is planned to be invested on CIP programs and projects over the five-year planning horizon. A summary of the programmed funding for the CIP, by funding source and fiscal year, is shown in the table below. Refer to the Funding Source Summaries section of the CIP for more detailed information regarding the specific funding sources.

Note: In Fiscal Year 2009/10, Measure A revenue includes a one-time infusion of economic stimulus funding in the amount of $210,000.

2009-2014 Capital Improvement Program Programmed Funding by Fiscal Year

		5-Year CIP						
Funding Source	**FY08/09**	**FY09/10**	**FY10/11**	**FY11/12**	**FY12/13**	**FY13/14**	**2009-14 Total**	**2009-14 %**
Measure A	371,000	413,000	228,000	228,000	228,000	228,000	1,696,000	92.9%
Air Quality (AB 2766)	19,000	22,000	22,000	22,000	22,000	22,000	129,000	7.1%
Totals:	**390,000**	**435,000**	**250,000**	**250,000**	**250,000**	**250,000**	**1,825,000**	**100.0%**

CIP programs are dedicated to enhancing accessibility and safety throughout the City by targeting various improvements relating to pedestrian accessibility, roadway safety, and traffic signs, markings, and signals.

The CIP contains three sections:

- **Funding Source Summaries -** Information regarding key transportation funding sources utilized in the program, including how funds are generated, restrictions on use, and appropriations by fiscal year, historical use, and legislative references.

- **Ongoing Transportation Program Summaries -** A description, funding plan, and schedule information for each annual transportation program in the CIP.

- **County Lead Agency CIP Project Summaries -** A description, funding plan, and schedule information for County-led CIP projects that directly benefit the City. Projects are funded by the County and are included for information purposes only.

Each section above includes a separate table of contents.

FUNDING SOURCES

CIP Funding Sources

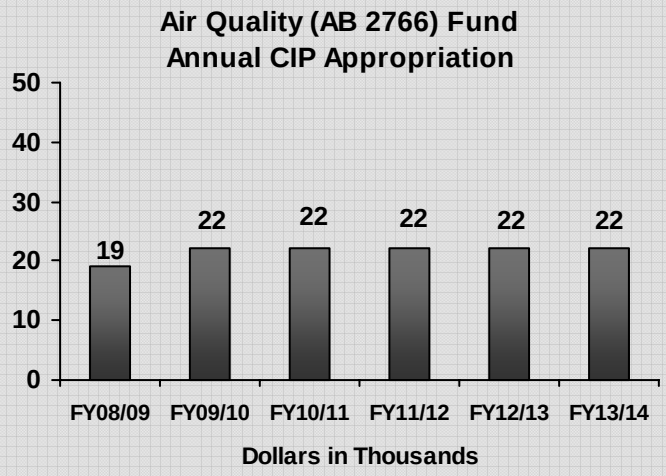
Air Quality Fund (AB 2766) **F-1**
Measure A Fund **F-2**
Traffic Congestion Relief Fund (Proposition 42) **F-3**
Gas Tax Fund (Proposition 111) **F-4**

Air Quality Fund (AB 2766)

Air Quality (AB 2766) fees are collected by the Department of Motor Vehicles and are subvened to the South Coast Air Quality Management District (AQMD) for the purpose of funding three programs: The Local Government Subvention Fund Program, The AQMD Program Fund, and The Discretionary Fund Program.

How are these funds used?

Air Quality funds may be utilized to fund expenditures relating to promoting alternative fueled vehicles, vehicle emissions abatement, land use strategies that reduce automobile trips and emissions, reducing single occupancy vehicle trips, traffic management and signal coordination, developing and/or installing bikeways, bike lockers/racks and other bicycle-related improvements, paving roads and shoulders, purchasing AQMD Rule 1186.1 compliant street sweepers, public education on options that reduce single occupancy vehicle trips, and other miscellaneous projects that reduce emissions.



What are the restrictions on the use of these funds?

Air Quality funds must be used for expenditures that meet the criteria and guidelines established by the California Air Resources Board (CARB).

What legislation governs the use of these funds?

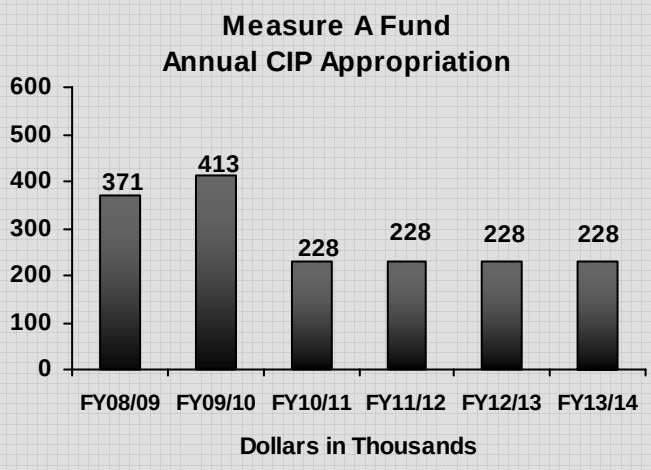
To protect public health, Assembly Bill 2766 was signed into law in September 1990 and added Section 44223 to the California Health and Safety Code.

Measure A Fund

Measure A Fund revenues are generated from a 20-year countywide one-half percent sales tax for transportation improvements approved by voters in 1988 and 2002. The program is administered by the Riverside County Transportation Commission (RCTC), who distributes the proceeds to jurisdictions within Riverside County via a population-based formula, with a specific amount to be spent on maintenance and a specific amount to be spent on capital improvements. The Measure A Ordinance requires recipients of Measure A funding to provide a five-year expenditure plan to the Commission on an annual basis.

How are these funds used?

Measure A funds are used to fund the City's maintenance/operations programs and ongoing transportation programs (Accessibility Improvements, Roadway Safety Improvements, Slurry Seal, Traffic Signal, and Unpaved Roadway Enhancement).



What are the restrictions on the use of these funds?

Measure A funds must be spent on specific projects and programs as approved by voters in the original ballot measure. Modifications to the list can be made but such amendments must be approved by the RCTC.

What legislation governs the use of these funds?

Local Transportation Authority and Improvement Act. (Public Utilities Code Division 19, Section 180000 et seq. added by Statutes of 1987, Chapter 786).

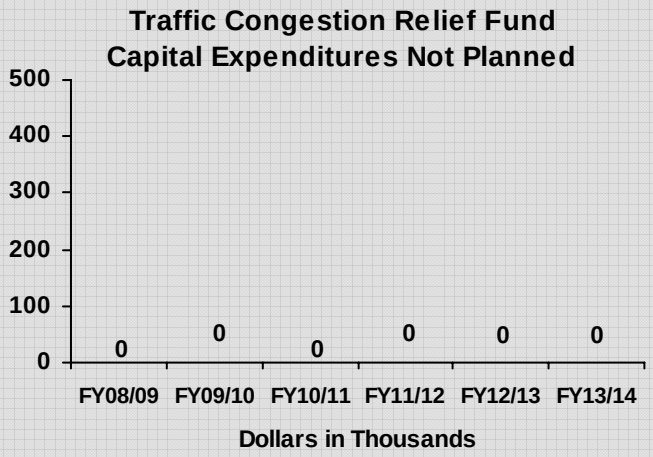
Traffic Congestion Relief Fund (Proposition 42)

Traffic Congestion Relief fund revenues are allocated to the City from the State's Traffic Congestion Relief Fund, which is funded through sales and use taxes on gasoline sales in California pursuant to Assembly Bill 2928, for purposes of road maintenance or reconstruction.

How are these funds used?

Revenues may be used for public transit and mass transportation, street and road repairs and improvements, and state highway improvements.

Traffic Congestion Relief funds will primarily be used for maintenance and are not proposed to be utilized within the current CIP.



What are the restrictions on the use of these funds?

There are Maintenance of Effort (MOE) requirements to receive Prop. 42 funds. However, cities incorporated after Prop. 42 passage have an MOE requirement of "zero" since incorporation occurred after Prop. 42 passage and such cities are not subject to MOE which is calculated in the three years prior to 1999.

What legislation governs the use of these funds?

State of California Assembly Bill 2928 – Maintenance of Effort Program, State of California Proposition 42.

Funding Sources

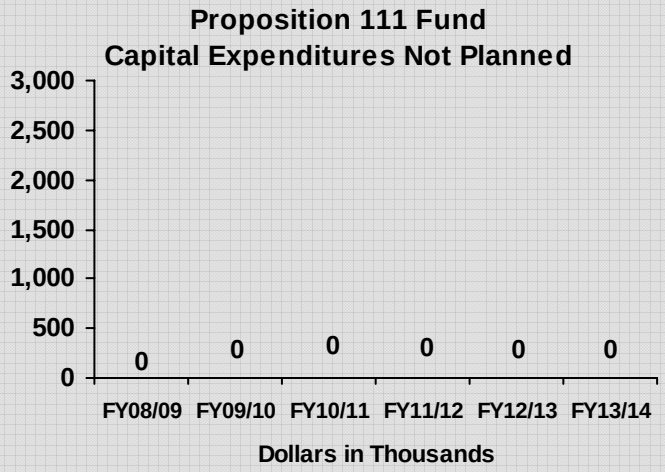
Gas Tax Fund (Proposition 111)

Gas Tax Fund revenues are generated from the $0.18 per gallon State excise tax on motor vehicle fuel sold in California. The State Board of Equalization administers the tax and the State controller distributes the proceeds to cities and counties using formulas based on population and lane-miles of maintained roadways.

How are these funds used?

Revenue from Gas Tax may be used for the research, planning, construction, improvement, maintenance, and operation of public streets and highways (including the mitigation of environmental affects, payment for property taken or damaged for such purposes, and administrative costs).

Gas Tax funds will primarily be used for maintenance and are not proposed to be utilized within the current CIP.



What are the restrictions on the use of these funds?

Use of Gas Tax funds is limited to research, planning, construction, improvement, maintenance, and operation of public streets and public transit guide ways. Gas Tax funds may not be used for the maintenance or operating costs for mass transit power systems and mass transit passenger facilities, vehicles, equipment, and services.

What legislation governs the use of these funds?

State of California Streets and Highways Code Sections 2105, 2106, 2107, and 2107.5.

CAPITAL IMPROVEMENT PROJECTS

Program Summaries
(Alphabetical)

Accessibility Improvements Program.....Page 2
Roadway Safety Improvements Program.....Page 3
Slurry Seal Program .....Page 4
Traffic Signal Program .....Page 5
Unpaved Roadway Enhancement Program.....Page 6

Accessibility Improvements Program
Funding Plan and Tentative Schedule

Program Description:

This program is dedicated to improving ADA accessibility through various types of repairs to curbs, gutters, and sidewalks throughout the City. Priority is given to safety-related issues and those which have been requested by citizens. This first year includes costs to prepare legally-mandated ADA Transition Plan.

		5-Year CIP					
Funding Source	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
Measure A	$ 25	$ 20	$ 20	$ 20	$ 20	$ 20	**$ 125**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 25**	**$ 20**	**$ 20**	**$ 20**	**$ 20**	**$ 20**	**$ 125**

Expenditures	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
PE, ROW, Construction	$ 25	$ 20	$ 20	$ 20	$ 20	$ 20	**$ 125**
Totals	**$ 25**	**$ 20**	**$ 20**	**$ 20**	**$ 20**	**$ 20**	**$ 125**

Schedule	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	
PE, ROW, Construction							

Notes:

1. All dollar figures in thousands

Roadway Safety Improvements Program
Funding Plan and Tentative Schedule

Program Description:

This program is dedicated to improving roadway safety through upgrading existing and/or adding new high-visibility traffic signs, pavement markings, and other geometric improvements (i.e. site distance).

		5-Year CIP					
Funding Source	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
Measure A	-	$ 50	$ 50	$ 50	$ 50	$ 50	**$ 250**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**-**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 250**

Expenditures	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
PE, ROW, Construction	-	$ 50	$ 50	$ 50	$ 50	$ 50	**$ 250**
Totals	**-**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 250**

Schedule	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	
PE, ROW, Construction							

Notes:

1. All dollar figures in thousands

Slurry Seal Program
Funding Plan and Tentative Schedule

Program Description:

This program is dedicated to resurfacing pavement with slurry seal on various city streets to improve ride-ability and maintain pavement integrity.

		5-Year CIP					
Funding Source	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
Measure A	$ 3	$ 36	$ 58	$ 58	$ 58	$ 58	**$ 271**
AB 2766 Air Quality	$ 19	$ 22	$ 22	$ 22	$ 22	$ 22	**$ 129**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 22**	**$ 58**	**$ 80**	**$ 80**	**$ 80**	**$ 80**	**$ 400**

Expenditures	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
PE, ROW, Construction	$ 22	$ 58	$ 80	$ 80	$ 80	$ 80	**$ 400**
Totals	**$ 22**	**$ 58**	**$ 80**	**$ 80**	**$ 80**	**$ 80**	**$ 400**

Schedule	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	
PE, ROW, Construction							

Notes:

1. All dollar figures in thousands

Traffic Signal Program
Funding Plan and Tentative Schedule

Program Description:

This program is dedicated to making improvements to existing signalized intersections and/or installing new traffic signals. Improvements to existing intersections may include adding turn lanes, modifying signal timing, signal interconnections, and pedestrian safety.

		5-Year CIP					
Funding Source	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
Measure A/Western	$ 293	$ 257	$ 50	$ 50	$ 50	$ 50	**$ 750**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 293**	**$ 257**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 750**

Expenditures	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
PE, ROW, Construction	$ 293	$ 257	$ 50	$ 50	$ 50	$ 50	**$ 750**
Totals	**$ 293**	**$ 257**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 750**

Schedule	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	
PE, ROW, Construction							

Notes:

1. All dollar figures in thousands

Unpaved Roadway Enhancement Program
Funding Plan and Tentative Schedule

Program Description:

This program is dedicated to maintaining and improving unpaved public roadways throughout the City. Eligible roadways are those which the City can accept through dedication.

		5-Year CIP					
Funding Source	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
Measure A	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50	**$ 300**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 300**

Expenditures	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	**Totals**
PE, ROW, Construction	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50	**$ 300**
Totals	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 50**	**$ 300**

Schedule	**08/09**	**09/10**	**10/11**	**11/12**	**12/13**	**13/14**	
PE, ROW, Construction							

Notes:

1. All dollar figures in thousands

COUNTY (LEAD AGENCY) PROJECTS

County Lead Agency CIP Project Summaries
(Alphabetical)

Baxter Road/I-5 Traffic Signals ..... Page 8
Bundy Canyon Road Widening (Mission Trail to I-15) ..... Page 9
Bundy Canyon Road/Scott Road Widening (I-15 to I-215) ..... Page 10
Clinton Keith Road Widening (I-15) ..... Page 11
Clinton Keith Road Widening (I-15 to Copper Craft) ..... Page 12
Grand Avenue Widening (Ortega Hwy to Central) ..... Page 13
Palomar Street Widening (Mission Trail to Washington) ..... Page 14

Note: The projects included in this section were approved as part of the County-adopted Transportation Improvement Program 2008. Funding for these projects is provided by regional development impact fees, local development impact fees, benefit districts, and other funding sources. The County is the lead agency to deliver these projects. These transportation projects directly benefit the City of Wildomar and are therefore included in this section solely for informational purposes.

Baxter Road/I-5 Traffic Signals
Funding Plan and Tentative Schedule

Project Description:

Traffic signals will be installed at I-5 ramps and right-turn lanes added on Baxter Road.

Funding Source	08/09	09/10	10/11	11/12	12/13	13/14	Totals
West County DIF Signal Mit Fund	$ 7	$ 212	-	-	-	-	**$ 219**
Unfunded	-	$ 1,768	-	-	-	-	**$ 1,768**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 7**	**$ 1,980**	**-**	**-**	**-**	**-**	**$ 1,987**

Expenditures	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Environmental	-	-	-	-	-	-	**-**
Design	$ 7	-	-	-	-	-	**$ 7**
Right-of-Way	-	-	-	-	-	-	**-**
Construction	-	$ 1,980	-	-	-	-	**$ 1,980**
Totals	**$ 7**	**$ 1,980**	**-**	**-**	**-**	**-**	**$ 1,987**

Schedule	08/09	09/10	10/11	11/12	12/13	13/14
Environmental						
Design						
Right-of-Way						
Construction						

Notes:

1. All dollar figures in thousands

Bundy Canyon Road Widening (Mission Trail to I-15)
Funding Plan and Tentative Schedule

Project Description:

Bundy Canyon Road will be reconstructed, widened, and an interim four-lane section will be constructed.

Funding Source	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Southwest Area R&B Benefit Dist	-	-	-	-	$ 208	$ 2,029	**$ 2,237**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**-**	**-**	**-**	**-**	**$ 208**	**$ 2,029**	**$ 2,237**

Expenditures	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Environmental	-	-	-	-	$ 30	-	**$ 30**
Design	-	-	-	-	$ 170	-	**$ 170**
Right-of-Way	-	-	-	-	-	-	**-**
Construction	-	-	-	-	$ 8	$ 2,029	**$ 2,037**
Totals	**-**	**-**	**-**	**-**	**$ 208**	**$ 2,029**	**$ 2,237**

Schedule	08/09	09/10	10/11	11/12	12/13	13/14	
Environmental							
Design							
Right-of-Way							
Construction							

Notes:

1. All dollar figures in thousands

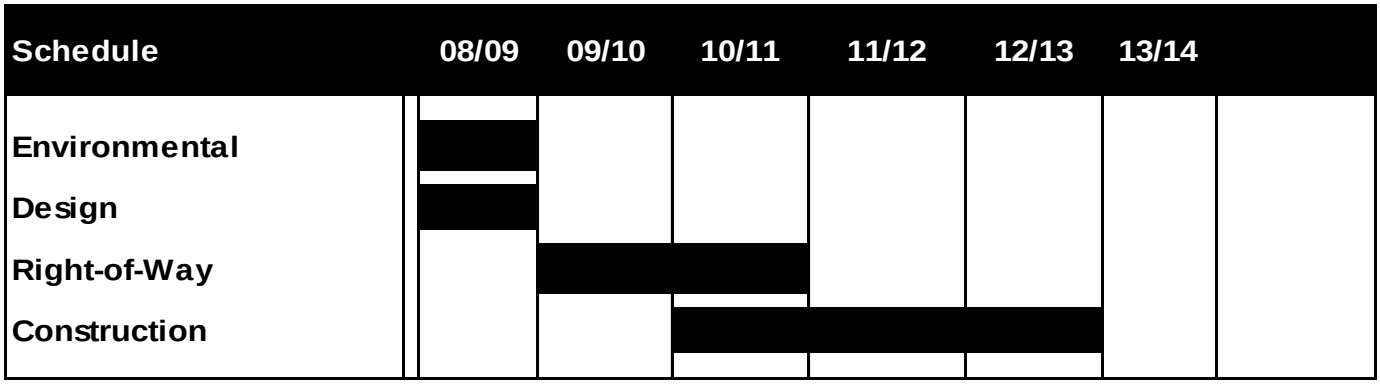
Bundy Canyon Road/Scott Road Widening (I-15 to I-215)
Funding Plan and Tentative Schedule

Project Description:

An interim four-lane section of road will be constructed.

Funding Source	08/09	09/10	10/11	11/12	12/13	13/14	Totals
TUMF-Identified/Unfunded	-	-	-	$ 2,714	-	-	**$ 2,714**
Southwest Zone (WRCOG)	$ 601	$ 4,000	$ 2,674	$ 10,753	$ 231	-	**$ 18,259**
Southwest Area R&B Benefit Dist	-	-	-	$ 3,385	-	-	**$ 3,385**
Scott Road and Benefit District	$ 39	-	$ 20	$ 1,211	$ 179	-	**$ 1,449**
Unfunded	-	-	$ 1,351	$ 8,416	$ 1,990	-	**$ 11,757**
R&B Benefit Dist-Unidentified/Unfunded	-	-	-	$ 6,421	-	-	**$ 6,421**
Totals	**$ 640**	**$ 4,000**	**$ 4,045**	**$ 32,900**	**$ 2,400**	**-**	**$ 43,985**

Expenditures	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Environmental	$ 60	-	-	-	-	-	**$ 60**
Design	$ 580	-	-	-	-	-	**$ 580**
Right-of-Way	-	$ 4,000	$ 4,000	-	-	-	**$ 8,000**
Construction	-	-	$ 45	$ 32,900	$ 2,400	-	**$ 35,345**
Totals	**$ 640**	**$ 4,000**	**$ 4,045**	**$ 32,900**	**$ 2,400**	**-**	**$ 43,985**



Notes:

1. All dollar figures in thousands

Clinton Keith Road Widening (I-15)
Funding Plan and Tentative Schedule

Project Description:

Clinton Keith Road will be widened and an interim four-lane section of road will be constructed.

Funding Source	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Southwest Area R&B Benefit Dist	-	-	-	-	-	$ 364	**$ 364**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**-**	**-**	**-**	**-**	**-**	**$ 364**	**$ 364**

Expenditures	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Environmental	-	-	-	-	-	$ 71	**$ 71**
Design	-	-	-	-	-	$ 293	**$ 293**
Right-of-Way	-	-	-	-	-	-	**-**
Construction	-	-	-	-	-	-	**-**
Totals	**-**	**-**	**-**	**-**	**-**	**$ 364**	**$ 364**

Schedule	08/09	09/10	10/11	11/12	12/13	13/14	
Environmental							
Design							
Right-of-Way							
Construction							

Notes:

1. All dollar figures in thousands
2. Southwest Area R&B funding for $1,536,000 is planned for construction in 14/15.

Clinton Keith Road Widening (I-15 to Copper Craft)
Funding Plan and Tentative Schedule

Project Description:

Clinton Keith Road will be reconstructed and widened to four lanes.

Funding Source	08/09	09/10	10/11	11/12	12/13	13/14	Totals
TUMF-Identified/Unfunded	$ 284	-	$ 5,219	-	-	-	**$ 5,503**
Southwest Zone (WRCOG)	$ 116	$ 1,990	$ 2,227	$ 775	-	-	**$ 5,108**
Developer In-Lieu Funds	-	-	$ 279	-	-	-	**$ 279**
Unfunded	$ 32	$ 980	$ 923	$ 9,575	-	-	**$ 11,510**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 432**	**$ 2,970**	**$ 8,648**	**$ 10,350**	**-**	**-**	**$ 22,400**

Expenditures	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Environmental	-	-	-	-	-	-	**-**
Design	$ 432	-	-	-	-	-	**$ 432**
Right-of-Way	-	$ 2,970	-	-	-	-	**$ 2,970**
Construction	-	-	$ 8,648	$ 10,350	-	-	**$ 18,998**
Totals	**$ 432**	**$ 2,970**	**$ 8,648**	**$ 10,350**	**-**	**-**	**$ 22,400**

Schedule	08/09	09/10	10/11	11/12	12/13	13/14
Environmental						
Design	■					
Right-of-Way		■				
Construction			■	■		

Notes:

1. All dollar figures in thousands

Grand Avenue Widening (Ortega Hwy to Central)
Funding Plan and Tentative Schedule

Project Description:

Grand Avenue will be widened from two to four thru lanes.

Funding Source	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Measure A/Western	$ 41	-	-	-	-	-	**$ 41**
TUMF-Identified/Unfunded	-	$ 468	$ 11,438	$ 8,954	-	-	**$ 20,860**
Southwest Zone (WRCOG)	$ 1,088	$ 1,781	-	-	-	-	**$ 2,869**
Unfunded	-	-	$ 1,038	$ 591	-	-	**$ 1,629**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 1,129**	**$ 2,249**	**$ 12,476**	**$ 9,545**	**-**	**-**	**$ 25,399**

Expenditures	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Environmental	$ 100	$ 150	-	-	-	-	**$ 250**
Design	$ 1,020	$ 1,628	$ 1,000	-	-	-	**$ 3,648**
Right-of-Way	-	$ 462	$ 11,476	-	-	-	**$ 11,938**
Construction	$ 9	$ 9	-	$ 9,545	-	-	**$ 9,563**
Totals	**$ 1,129**	**$ 2,249**	**$ 12,476**	**$ 9,545**	**-**	**-**	**$ 25,399**

Schedule	08/09	09/10	10/11	11/12	12/13	13/14
Environmental	■	■				
Design	■	■	■			
Right-of-Way		■	■			
Construction	■	■		■		

Notes:

1. All dollar figures in thousands

Palomar Street Widening (Mission Trail to Washington)
Funding Plan and Tentative Schedule

Project Description:

Palomar Street will be widened to four lanes and realigned to connect to Jefferson Avenue.

Funding Source	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Measure A/Western	$ 58	-	-	-	-	-	**$ 58**
TUMF-Identified/Unfunded	$ 20	$ 253	$ 966	-	-	-	**$ 1,239**
Southwest Zone (WRCOG)	$ 805	$ 3,334	$ 2,455	$ 2,239	-	-	**$ 8,833**
Developer In-Lieu Funds	-	-	$ 233	-	-	-	**$ 233**
Unfunded	-	$ 813	$ 16,396	$ 27,661	-	-	**$ 44,870**
	-	-	-	-	-	-	**-**
	-	-	-	-	-	-	**-**
Totals	**$ 883**	**$ 4,400**	**$ 20,050**	**$ 29,900**	**-**	**-**	**$ 55,233**

Expenditures	08/09	09/10	10/11	11/12	12/13	13/14	Totals
Environmental	-	-	-	-	-	-	**-**
Design	$ 883	-	-	-	-	-	**$ 883**
Right-of-Way	-	$ 4,400	$ 2,200	-	-	-	**$ 6,600**
Construction	-	-	$ 17,850	$ 29,900	-	-	**$ 47,750**
Totals	**$ 883**	**$ 4,400**	**$ 20,050**	**$ 29,900**	**-**	**-**	**$ 55,233**

Schedule	08/09	09/10	10/11	11/12	12/13	13/14
Environmental						
Design						
Right-of-Way						
Construction						

Notes:

1. All dollar figures in thousands

CITY OF WILDOMAR

MEMORANDUM

DATE: Friday, May 29, 2009

TO: Planning Commission

FROM: David Hogan, Assistant Planning Director

SUBJECT: Director Hearing Action Summary

May 20, 2009 Director Hearing

Application: Planning Application 09-0344, a request for a one year extension of time for Tract Map 32206. The project site is located on the west side of Palomar Street, between Ione Lane and Cert Street in the City of Wildomar (APN: 368-080-032).

Action: Conditionally approved the request for a one year extension of time and continued the public hearing.