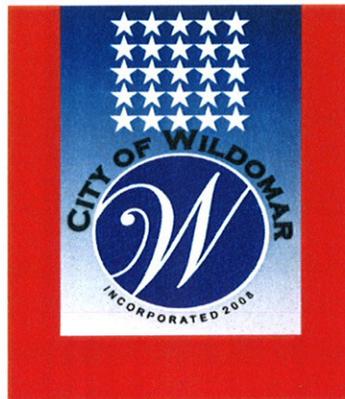


CITY OF WILDOMAR
CITY COUNCIL

AGENDA

7:00 P.M.

SEPTEMBER 9, 2009
Council Chambers
23873 Clinton Keith Road



Scott Farnam, Mayor
Bridgette Moore, Mayor Pro Tem
Sheryl Ade, Council Member
Bob Cashman, Council Member
Marsha Swanson, Council Member

City Manager
Frank Oviedo

City Attorney
Julie Hayward Biggs

WILDOMAR CITY COUNCIL REGULAR MEETING AGENDA SEPTEMBER 9, 2009

ORDER OF BUSINESS: Public sessions of all regular meetings of the City Council begin at 7:00 P.M. Closed Sessions begin at 6:00 P.M. or such other time as noted.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road; Mission Trail Library, 34303 Mission Trail Blvd.; and on the City's website, www.cityofwildomar.org. Any writings or documents provided to a majority of the City Council 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 mail list to receive a copy of the agenda, a request must be made through the City Clerk's office in writing or by e-mail.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the City Council 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 Mayor will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the City Clerk prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (10 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 Council.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Council members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

CALL TO ORDER - 7:00 P.M.

ROLL CALL

FLAG SALUTE

PRESENTATIONS

Proclamation – United Way Days of Caring

Fire Department Update

Chamber of Commerce Update

PUBLIC COMMENTS

This is the time for citizens to comment on issues not listed on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from discussing or taking action on items not listed on the agenda. Each speaker is asked to fill out a "Public Comments Card" form (located on the table by the Chamber door) and give the form to the City Clerk prior to the start of the meeting. Comments are limited to three (3) minutes per speaker. The City Council encourages citizens to address them so that questions and/or concerns can be heard.

APPROVAL OF AGENDA AS PRESENTED

1. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

1 A. Approve the reading by title only of all ordinances

1 B. Approve the regular meeting minutes dated August 26, 2009

- 1 C. Approve the following Warrant Registers and Payroll Warrant Registers:
1. Approve Warrant Register dated August 26, 2009, in the amount of \$225,041.49;
 2. Approve Warrant Register dated September 2, 2009, in the amount of \$46,475.27; and
 3. Approve Payroll Warrant Register dated September 4, 2009, in the amount of \$6,279.40.

2. PUBLIC HEARINGS

- 2 A. Clinton Keith Animal Hospital (08-133) Zone Change and Plot Plan 08-133
The Planning Commission recommends that the City Council:

Adopt Resolution No. 09-61 entitled:

RESOLUTION NO. 09 – 61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 08-0133 THAT IS LOCATED AT 35951 SALIDA DEL SOL KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

Introduce Ordinance No. 34 entitled:

ORDINANCE NO. 34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR A PROPERTY LOCATED AT 35951 SALIDA DEL SOL FROM RURAL RESIDENTIAL TO INDUSTRIAL PARK, KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

Adopt Resolution No. 09-62 entitled:

RESOLUTION NO. 09 – 62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING APPROVAL OF PLOT PLAN 08-0133 TO ALLOW FOR CONSTRUCTION OF A 6,000 SQUARE FOOT VETERINARY HOSPITAL AND 4,500 SQUARE FOOT ROUGH GRADED PAD ON A 3.0 ACRE LOT AT 35951 SALIDA DEL SOL KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

- 2 B. Zoning Code Amendment 09-01
The Planning Commission recommends that the City Council introduce Ordinance No. 35 entitled:

ORDINANCE NO. 35
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING PORTIONS OF ZONING ORDINANCE OF THE CITY OF WILDOMAR PERTAINING TO DECISIONS AND APPEAL AUTHORITIES, COMPACT PARKING SPACES, AND OTHER MINOR MODIFICATIONS (ZONING CODE AMENDMENT 09-01)

- 2 C. Amendments to the FY09/10 City of Wildomar Budgets
Adopt Resolution No. 09-63 entitled:

RESOLUTION NO. 09 – 63
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE AMENDMENTS TO THE ADOPTED CITY OF WILDOMAR FISCAL YEAR 2009-10 BUDGETS, AS SPECIFIED IN THE STAFF REPORT AND BUDGET DOCUMENTS

- 2 D. Parks User Fees and Abandoned/Distressed Properties Fee
Adopt Resolution No. 09-64 entitled:

RESOLUTION NO. 09 – 64
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE PARKS & RECREATION AND CODE ENFORCEMENT FEES AS LISTED ON EXHIBIT A

3. GENERAL BUSINESS

- 3 A. Amending the FY09/10 City of Wildomar Budget and Related CIP
Adopt Resolution No. 09-64 entitled:

RESOLUTION NO. 09 – 65
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE FISCAL YEAR 2009/10 BUDGET AND RELATED CAPITAL IMPROVEMENT PROGRAM TO REFLECT TWO GRANTS TOTALING \$589,960 FOR THE WILDOMAR SIDEWALK IMPROVEMENTS TO SCHOOL PROJECT

- 3 B. Establishing Speed Limits on Bundy Canyon Road from Mission Trail to

Wildomar City Limits and Palomar Street from Mission Trail to Corydon Street

Introduce Ordinance No. 36 entitled:

ORDINANCE NO. 36
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ESTABLISHING THE SPEED LIMIT ON BUNDY CANYON
ROAD FROM MISSION TRAIL TO THE WILDOMAR CITY LIMITS AND
PALOMAR STREET FROM MISSION TRAIL TO CORYDON STREET

CITY MANAGER REPORT

CITY ATTORNEY REPORT

COUNCIL COMMUNICATIONS

FUTURE AGENDA ITEMS

ADJOURNMENT

The next regular meeting is scheduled for September 23, 2009.

2009 City Council Meeting Schedule

September 23

October 14

October 28

November 12Please note that due to the holiday, the November 11 meeting
will be on **THURSDAY, NOVEMBER 12**

November 25

December 9

December 23 – NO MEETING

2010 City Council Meeting Schedule

January 13	April 14	July 14	October 13
January 27	April 28	July 28	October 27
February 10	May 12	August 11	November 10
February 24	May 26	August 25	November 24
March 10	June 9	September 8	December 8
March 24	June 23	September 22	December 22

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 that 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 City Clerk either in person or by phone at (951) 677-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT: On September 4, 2009, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:
Wildomar City Hall, 23873 Clinton Keith Road
U.S. Post Office, 21392 Palomar Street
Mission Trail Library, 34303 Mission Trail Blvd



**CITY OF WILDOMAR
CITY COUNCIL MEETING MINUTES
AUGUST 26, 2009**

The regular meeting of August 26, 2009, of the Wildomar City Council was called to order by Mayor Farnam at 7:03 p.m.

City Council Roll Call showed the following Members in attendance: Mayor Farnam, Mayor Pro Tem Moore, Council Members Ade, Cashman, and Swanson.

Staff in attendance: City Manager Oviedo, City Attorney Biggs, Public Works Director Kashiwagi, Assistant Planning Director Norris, Finance Director Nordquist, Chief Cleary, and City Clerk Lee.

The Flag Salute was led by Council Member Swanson.

PRESENTATIONS

Mayor Farnam presented a Proclamation to outgoing City Manager Danielson for his service as the Interim City Manager.

Mr. Danielson thanked the City Council and expressed his appreciation to the City for the support he received and wished them the best.

Danny Bedford – Wildomar’s Young Author – This was postponed to October 28, 2009.

Code Enforcement Kowalski presented an update on code enforcement activities in the City.

Chief Cleary presented the Police Department quarterly report.

Greg Morrison, Elsinore Valley Municipal Water District, presented an update on the recycled water project construction.

Viet Tran, Region Manager, Southern California Edison, presented a State of the Utility update.

Mayor Farnam introduced the new City Manager, Frank Oviedo.

PUBLIC COMMENTS

George Taylor, resident, stated he did not appreciate the comments that were in the paper from Mr. St. Marie and Mr. Phillips regarding districting. He feels the comments were negative and misleading to the citizens.

Gerry Hall, resident, stated he has dealt with code enforcement issues and now that the property is cleared of junk there are weeds growing very high. His concern is fire safety. He would like to get this property into weed abatement and has contacted Code Enforcement. He feels the process takes too long.

APPROVAL OF AGENDA AS PRESENTED

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Swanson, to approve the agenda as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

1. CONSENT CALENDAR

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Swanson, to approve the Consent Calendar as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

- 1 A. Approved the reading by title only of all ordinances
- 1 B. Approved the regular meeting minutes dated August 12, 2009
- 1 C. Approved the following Warrant Registers and Payroll Warrant Registers:
 - 1. Warrant Register dated August 12, 2009, in the amount of \$72,192.90;
 - 2. Warrant Register dated August 19, 2009, in the amount of \$201,377.53;
 - 3. Warrant Register dated August 26, 2009, in the amount of \$135,504.28;
 - 4. Payroll Warrant Register dated August 12, 2009, in the amount of \$1,367.95;
 - 5. Payroll Warrant Register dated August 21, 2009, in the amount of \$2,070.63.
- 1 D. Approved the Treasurer's Report for July 2009
- 1 E. Adopted Resolution No. 09-57 Regarding a Financial Policy For Capital Assets

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING THE FINANCIAL POLICY
FOR CAPITAL ASSETS

- 1 F. Approved a Letter of Support for Habitat for Humanity - Inland Valley

2. PUBLIC HEARINGS

- 2 A. Adopt Resolution No. 09-58 Levying the Assessment in Landscape Maintenance District 2006-1 Assessment Levy for FY 2009-10

Mayor Farnam opened the public hearing.

Public Works Director Kashiwagi presented the staff report stating this is the time for the annual assessment for LMD 2006-1 for fiscal year 2009/10.

There being no speakers Mayor Farnam closed the public hearing.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Ade, to adopt Resolution No. 09-58 as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

RESOLUTION NO. 09 – 58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR
WILDOMAR LANDSCAPE MAINTENANCE DISTRICT (LMD) 2006-1
AND LEVYING ASSESSMENT ON ALL ASSESSABLE LOTS AND
PARCEL OF LAND THEREIN FOR FISCAL YEAR 2009-10

- 2 B. Adopt Resolution No. 09-59 Levying the Assessment in Community Service Area for FY 2009-10

Mayor Farnam opened the public hearing.

Public Works Director Kashiwagi presented the staff report stating this is the time for the annual assessment for the community service area for fiscal year 2009/10.

There being no speakers Mayor Farnam closed the public hearing.

A motion was made by Mayor Pro Tem Moore, seconded by Council

Member Swanson, to adopt Resolution No. 09-59 as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

RESOLUTION NO. 09 – 59
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ESTABLISHING COMMUNITY SERVICE AREA
CHARGES WITHIN THE CITY FOR FISCAL YEAR 2009-10

3. GENERAL BUSINESS

3 A. Discussion and Possible Action Regarding AB811 Resolution and Implementation Agreement

Rick Bishop, Executive Director, WRCOG, gave a presentation on AB811 and the role WRCOG is playing in the legislation implementation.

Discussion ensued regarding how homeowners will utilize the program; how the homeowner loans will be repaid; and EDA's role in the program.

A motion was made by Council Member Swanson, seconded by Mayor Pro Tem Moore, to adopt Resolution No. 09-60 as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

RESOLUTION NO. 09-60
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, CONSENTING TO INCLUSION OF
PROPERTIES WITHIN THE CITY'S INCORPORATED AREA IN
THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS
CONTRACTUAL ASSESSMENT PROGRAM TO FINANCE
DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES
AND ENERGY EFFICIENCY IMPROVEMENTS

3 B. Letter of Support Request From the City of Murrieta Regarding Proposed Language that Would Bar or Severely Limit Physician Owned Hospitals

City Attorney Biggs stated HR3200 also has language in it that strictly limits physician owned hospitals.

A motion was made by Council Member Swanson, seconded by Mayor Pro Tem Moore, to write a letter of support for the new hospital in Murrieta.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

3 C. Discussion and Possible Action Regarding a City Internship Program

Finance Director Nordquist presented the staff report stating that he, Planner Sean del Solar and Paula Willette from Community Services began research into a City internship program. He reviewed how they put together the proposed program and what it could mean for the City.

Mayor Farnam stated he brought this forward mainly because he has been working with someone who is currently working with Cal State to get them various grants. The American Reinvestment and Recovery Act contains a program that can help create a department and give money for that department and employees. She cannot apply for these grants because she is not an employee of the City. He is looking for an economic development/grant funding department that could spend a certain amount of time going after the grants, and the grants will pay them. If she is brought in as an intern, not being paid, then she can work with key staff members to go after the grants. This could create a few jobs here at the City and get people back to work.

Discussion ensued regarding students earning credits as an intern; Time commitments of the employees; Youth Opportunity Program for next summer.

City Attorney Biggs stated it is not the role of the City to create a job for a certain individual. It must be open to all who wish to apply.

3 D. Appointment to the Complete Count Committee for 2010 US Census

Mayor Farnam presented the item stating this is basically an appointment to help get the word out about the 2010 census. He added that it is important that the City get an accurate count as it is the basis for some of the federal funding the City receives.

Discussion ensued regarding the duties and time commitment. A motion was made by Mayor Pro Tem Moore, seconded by Council Member Swanson, to appoint Mayor Pro Tem Moore and Council Member Swanson as the appointments to the Complete Count Committee for the 2010 US Census.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

3 E. Report on Bundy Canyon Road Traffic Studies

Public Works Director Kashiwagi gave an update on the City's response to the issues on Bundy Canyon Road. A speed board will be placed on the road to notify the drivers of their speed. Staff has also been working very closely with the Police Department to have enforcement in that area. Additionally, Staff is working very hard in going through the process of conducting speed surveys which is the basis for setting the speed limits. These proposed speed limits will be brought forward to the City Council at the next meeting. There were also concerns brought forward regarding Palomar between Mission Trail and Corydon. Staff took some speed surveys there as well and will also bring those forward at the next City Council meeting.

Discussion ensued regarding the speeds and enforcement.

3 F. Logo Approval and Tag Line Discussion

Discussion ensued regarding the four options presented.

It was the consensus of the City Council to choose option "B".

Discussion ensued regarding the tag lines proposed.

It was the consensus of the City Council to table the tag line discussion until the proposed logo comes back for review.

3 G. Discussion and Possible Action Regarding the November and December City Council Meeting Schedule

City Clerk Lee presented a staff report stating the City Council may wish to review the meetings of November and December and give further direction to Staff.

Discussion ensued regarding the various options.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Swanson, to move the November 11 meeting to November 12; keep the November 25 meeting, unless there is no pressing business, then it will be cancelled; December 9 meeting is unchanged; Cancel December 23, unless there is pressing business.

Roll call vote: Ayes – 5; Nays – 0. Motion carried.

3 H. Discussion and Possible Action Regarding the Ballot Rebuttal Argument to Measure I

City Clerk Lee presented a staff report stating the subcommittee has drafted the rebuttal to the argument against Measure I and the Council may wish to review it, make revisions, or approve as is. She added that the rebuttal has been reviewed by the City Attorney and City Manager.

A motion was made by Council Member Swanson, seconded by Mayor Pro Tem Moore, to approve the rebuttal to the argument against Measure I as presented.

Roll call vote: Ayes – 5; Nays – 0. Motion carried

CITY MANAGER REPORT

City Manager Oviedo stated that the Staff and City Council have been very accommodating in helping him become familiar with the City and the issues facing it. Additionally, the City Council Chamber will be moved as the space has been rented out. The new Chamber will be next door and the move will occur over the next couple of days. Therefore the next City Council meeting will be held in the new Chamber.

CITY ATTORNEY REPORT

There was no report.

COUNCIL COMMUNICATIONS

Council Member Swanson stated she will not be present at the September 9 City Council meeting due to a planned vacation.

Mayor Pro Tem Moore reported that the City participated in our first tabletop exercise in Temecula. It was a great exercise and very informative. Also she and the City Manager, Public Works Director and Community Services will be attending an earthquake preparedness training next week.

Council Member Cashman stated he would not be present at the September 9 City Council meeting. He added that he hopes everything has turned out well for the Parents and Sycamore Academy.

Council Member Ade welcomed City Manager Oviedo and thanked outgoing City Manager Danielson for his service. She attended the City of Lake Elsinore State

of the City address and it was very positive and enjoyable.

Mayor Farnam reported he had two RCTC meetings, WRCOG, and he sat on a Women's Council of Realtors Government Panel. He then welcomed City Manager Oviedo to the City.

FUTURE AGENDA ITEMS

Council Member Swanson stated she would like to have the Police Cars painted to have Wildomar on them.

It was the consensus of the City Council to bring this forward at the September 23, 2009, City Council meeting.

ADJOURNMENT

There being no further business, Mayor Farnam declared the meeting adjourned at 9:18 p.m.

Respectfully submitted:

Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1 C.
CONSENT CALENDAR
Meeting Date: September 9, 2009

TO: Mayor and Members of the City Council
FROM: Gary Nordquist, Director of Finance
SUBJECT: Warrant Registers dated August 26 and September 2, 2009 and Payroll Register dated September 4, 2009.

STAFF REPORT

RECOMMENDATION:

1. Approve Warrant Register dated August 26, 2009 in the amount of \$225,041.49;
2. Approve Warrant Register dated September 2, 2009 in the amount of \$46,475.27;
3. Approve Payroll Warrant Register dated September 4, 2009 in the amount of \$6,279.40.

BACKGROUND:

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

DISCUSSION:

None.

FISCAL IMPACTS:

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

ALTERNATIVES:

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

Submitted by:

Approved by:

Gary Nordquist
Director of Finance

Frank Oviedo
City Manager

Reviewed by:

Julie Hayward Biggs
City Attorney

**City of Wildomar
Warrant Register**

August 26, 2009 - P Checks

Date	Type	Num	Name	Memo/Description	Amount
8/26/2009	Bill Payment (Check)	1885	Interwest Consulting Group, Inc.	Engineering Services for July 2009	\$216,701.25
8/26/2009	Bill Payment (Check)	1886	Protection Rescue Security Services	Security Services July-Aug - O'Brien, Heritage, Windsong Parks	\$ 493.54
8/26/2009	Bill Payment (Check)	1887	North County Times	Public Notices - Resolutions 09-47, 09-50	\$ 500.80
8/26/2009	Bill Payment (Check)	1888	Aetna	City Council, City Clerk Benefits for August 2009	\$ 5,008.00
8/26/2009	Bill Payment (Check)	1889	Guardian	September 2009 Insurance Payment	\$ 871.53
8/26/2009	Bill Payment (Check)	1890	Frank Oviedo	Recruitment Reimbursement - City Manager	\$ 1,466.37
Sub-total:					\$ 225,041.49

**Warrant Register
September 2, 2009 - P Checks**

Date	Type	Num	Name	Memo/Description	Amount
9/2/2009	Bill Payment (Check)	1891	Unum	Insurance Premiums - FY08/09 & FY09/10	\$ 2,496.00
9/2/2009	Bill Payment (Check)	1892	Diamond W Events	Professional & Maintenance (LMD) for August 2009, Reimb.	\$ 7,009.02
9/2/2009	Bill Payment (Check)	1893	Gary Nordquist	Finance Director Services - August 2009	\$ 12,500.00
9/2/2009	Bill Payment (Check)	1894	Wells Fargo Business Card	Credit Card Charges for July 2009	\$ 3,441.31
9/2/2009	Bill Payment (Check)	1895	Edison	Monthly Service - July, August (partial)	\$ 3,978.54
9/2/2009	Bill Payment (Check)	1896	Danielson Associates, Inc.	City Manager Services for August 2009	\$ 17,050.40
Sub-total:					\$ 46,475.27
Grand Total:					\$ 271,516.76

Payroll Registers

4-Sep-09

9/4/2009	5066	S. Ade	August Stipend	\$ 290.35
9/4/2009	5067	S. Farnam	August Stipend	\$ 223.58
9/4/2009	5069	B. Moore	August Stipend	\$ 273.32
9/4/2009	5071	M. Swanson	August Stipend	\$ 290.35
9/4/2009	EFT	R. Cashman	August Stipend	\$ 290.35
9/4/2009	5068	City Employee	Payroll Period 17	\$ 2,070.63
9/4/2009	5070	City Employee	Payroll Period 17	\$ 2,840.82
				6,279.40



CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2 A.
PUBLIC HEARING
Meeting Date: September 9, 2009

TO: Honorable Mayor Farnam, Members of the City Council
FROM: David Hogan, Planning Director
SUBJECT: Clinton Keith Animal Hospital

Zone Change and Plot Plan 08-0133 – The project proposes to change the zoning from Rural Residential to Industrial Park and construct a 6,000 square foot veterinary hospital and a 4,500 rough graded pad at 35951 Salida del Sol in Wildomar, California.

APN: 362-250-014

RECOMMENDATION:

The Planning Commission recommends that the City Council:

1. Adopt Resolution No. 09-61 entitled:

RESOLUTION NO. 09 – 61
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR
PROJECT NO. 08-0133 THAT IS LOCATED AT 35951 SALIDA DEL SOL KNOWN
AS ASSESSOR’S PARCEL NO. 362-250-014

2. Introduce Ordinance No. 34 entitled:

ORDINANCE NO. 34
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF
WILDOMAR FOR A PROPERTY LOCATED AT 35951 SALIDA DEL SOL
FROM RURAL RESIDENTIAL TO INDUSTRIAL PARK, KNOWN AS
ASSESSOR’S PARCEL NO. 362-250-014

3. Adopt Resolution No. 09-62 entitled:

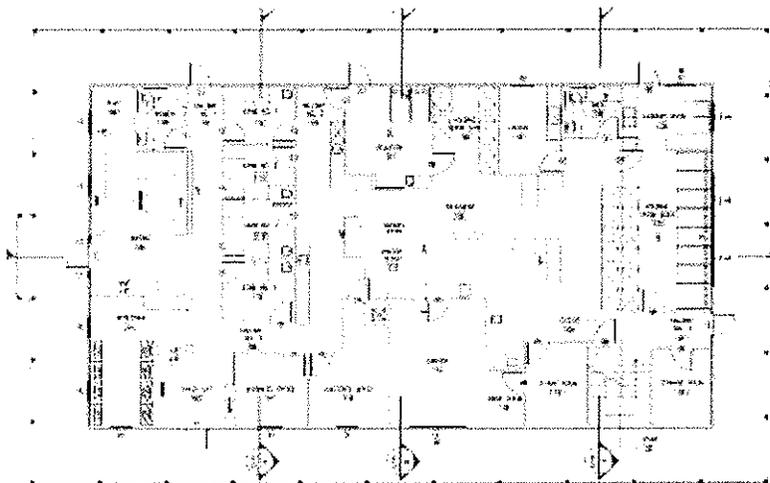
RESOLUTION NO. 09 - 62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING APPROVAL OF PLOT PLAN 08-0133 TO ALLOW FOR CONSTRUCTION OF A 6,000 SQUARE FOOT VETERINARY HOSPITAL AND 4,500 SQUARE FOOT ROUGH GRADED PAD ON A 3.0 ACRE LOT AT 35951 SALIDA DEL SOL KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

BACKGROUND:

The project is located on a 3.0 acre site on the west side of Salida del Sol north of Clinton Keith Road at 35951 Salida del Sol. In 2001 the applicant applied to the County of Riverside for a Change of Zone (CZ06610), General Plan Amendment (GPA00576), and Conditional Use Permit (CUP03339) for a 4,500 square foot veterinary hospital on the same site. The project was approved by the Planning Commission on August 22, 2001 but was denied by the Board of Supervisors on November 20, 2001. The applicant reapplied subsequently on June 16, 2008 to the County of Riverside after the update of the County of Riverside General Plan. In July 2008, the project was transferred to the City of Wildomar after incorporation.

The applicant proposes to construct a 6,000 square foot, two-story veterinary hospital on a 3.0 acre site. The first floor of the hospital will include reception area, waiting/play area, four exam rooms, business office, doctor's office, surgery room, x-ray room with attached dark room, isolation room, staff lounge, holding room for dogs, storage room, restrooms and a laundry room. The second floor of the hospital will be used for storage as shown on the floorplan (see Attachment H).



First Floor – Floor Plan

The applicant also proposes rough grading for a 4,500 square foot pad to the west of the veterinary hospital for future development. If the applicant/owner decides to develop 4,500 square foot pad area in the future, an application would be required for a revised or new plot plan.

Currently, the applicant operates the Clinton Keith Animal Hospital located at 32395 Clinton Keith Road west of Interstate 15. The veterinary hospital has been in operation for eighteen years and provides small animal care and emergency services. The normal business hours of operation are 9:30 am - 12:00 pm and 2:00 pm - 5:30 pm on Mondays, Wednesdays and Saturdays. On Tuesdays, Thursdays and Fridays the hours

of operation for the hospital are 9:30 am - 12:00 pm and 2:00 pm - 7:30 pm. The veterinary hospital is closed on Sundays. Presently, the veterinary hospital has eleven employees with seasonal adjustments due to demand for services. The minimum number of people on site range from six employees with no clients to a maximum of sixteen people on site including eleven employees and five clients.

A single-family residence and several accessory structures were located the project site but were destroyed by a fire over ten years ago. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, abandoned septic tank and wood piles from the previous development. Vegetation/landscaping on the site consist of non-native grassland, weeds and seven large pepper trees.

The General Plan Land Use and Zones designations, as well as the existing land uses for the project site and surrounding properties are provided in the following table.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS			
Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Vacant	Business Park (BP)	Rural Residential (R-R)
North	Commercial	Business Park (BP)	Rural Residential (R-R)
South	Residential	Business Park (BP)	Rural Residential (R-R)
East	Vacant	Open Space Recreational (OS-R)	Rural Residential (R-R)
West	Residential	Business Park (BP)	Rural Residential (R-R)/Industrial Park (I-P)

DISCUSSION:

The General Plan Land Use Designation for the project site is Business Park (BP). According to the Wildomar General Plan, the Business Park land use designation allows for employee intensive uses, including research and development, technology centers, corporate offices, “clean” industry and supporting retail service. The veterinary hospital would be a compatible use in the Business Park area and would conform to the General Plan policies including LU 24.1, which encourages existing and new development in areas designated by General Plan and land use maps, and overall community development for the area. The project applicant submitted an application for a zone change from Rural Residential (R-R) to Industrial Park (I-P). Currently, the proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The proposed use, a veterinary hospital, is inconsistent with the R-R zoning

designation, rural residential, and therefore the use would not be allowed in the R-R zone. The applicant is requesting to change the zoning on the site to Industrial Park (I-P). A veterinary hospital would be allowed in the Industrial Park zone by right under Chapter 17.96 of the Wildomar Zoning Code. The proposed zone change from Rural Residential to Industrial Park would be consistent with the General Plan Land Use Designation of Business Park. The zone change is consistent based upon the surrounding land uses designations as shown in the General Plan Land Use Map.

As indentified in the table, the surrounding area is mostly vacant. There are several mobile/single-family homes on large lots to the south and west of the proposed project site. The lot to the north has a mobile home that is used for small commercial plumbing business. There is a vacant lot adjacent to the project site to the southwest that is currently zoned Industrial Park. The zoning code does have specific requirements for industrial properties that are located adjacent to residential lots. The project shall comply with Chapter 17.96.040 which relates to the development standards for an industrial plot plan and will be further discussed below.

Development Standards

Chapter 17.96.040 of the Wildomar Zoning Code specifies the development standards for the projects located in the I-P zone. The proposed veterinary hospital is subject to these development standards and has been designed to comply with the development standards of the I-P zone. Per Section 17.96.040.D a minimum 25 foot setback is required from any street. The proposed veterinary hospital is set back 247 feet from Salida del Sol. According to Section 17.96.040.G a minimum 50 foot setback shall be required when an industrial property abuts a residential zone. As stated above there are residential lots on the north, south and west sides of the project site. The proposed veterinary hospital will be located on the rear portion of the property and the building will have a setback of roughly 72.5 feet from the rear (west) property line. The building will have a setback of 89 feet from the northern property line and will have a setback of 174 feet from the southern property line, which exceeds the 50 foot setback requirement.

The maximum building height in the I-P zone is 35 feet per Section 17.96.040.B. The building will be limited to two stories with a maximum building height of 29 feet.

Access to the proposed veterinary hospital is taken from Salida del Sol. An approximately 280 foot long driveway connects the proposed veterinary hospital and proposed 4,500 square foot graded pad to Salida del Sol. The paved driveway will be 24 feet wide to allow for two-way travel and is designed to meet the requirements of Riverside County Fire Prevention.

Off-street parking requirements for the veterinary hospital per Chapter 17.188.030 are one parking space per 300 square feet of gross floor area. A 6,000 square foot building would require 20 parking spaces. The plans show 25 proposed parking spaces on the north and south side of the building. The handicap parking requirements, when 2-25 parking spaces are required, one van accessible handicap parking space is required.

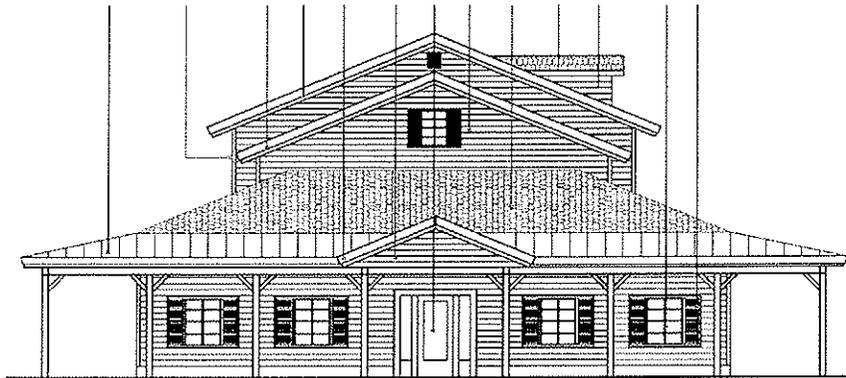
The plans show one van accessible handicap parking space on the south side of the building. For buildings in the I-P zone, Chapter 17.96.040.H requires all parking, loading and service areas shall be screened by structures or landscaping and be located to minimize noise and odor. The parking areas, which are located on the north and south sides of the property, will be required to be screened by landscaping as part of the conditions of approval for the project.

The Industrial Park zone requires 15% of the property to be landscaped. According to the plans, 0.41 acres (17,700 square feet) or 13.55% of the site will be landscaped. Another 1.59 acres (69,200 square feet) or 53.17% of the lot, which totals 3.0 acres, will remain as natural vegetation/habitat or be restored to native grassland in areas that have been disturbed by development. The combination of landscaping and natural vegetation/habitat will exceed the 15% landscaping requirement. As previously discussed, a minimum 50 foot setback shall be required when an industrial property abuts a residential zone (Section 17.96.040.G). 20 feet of this 50 foot shall be landscaped unless a tree screen is approved. The building complies with the landscaping setback on the north, south, east and west sides of the project site as either landscaping or natural vegetation will be maintained to create a buffer. The building is setback beyond 50 feet on the north, south, and west property lines.

A preliminary landscaping plan was prepared by RCB & Sons for the proposed project. The preliminary landscape plan proposes to concentrate landscaping around the building, parking areas and along the edge of Salida del Sol. There are seven existing Pepper (*Schinus Molle*) trees on the project site. Five of the trees will remain, including three near the rear (west) property line. In addition to the Pepper trees, the landscaping plan shows four Chitalpa (*Chitalpa Taskentensis*) trees, two Valley Oak (*Quercus Lobata*) trees, and four Chinese Flame (*Koelreutaria Bipinata*) trees on along the perimeter of the veterinary building and graded pad. The landscaping plan also proposes 41 Crape Myrtle (*Lagerstroemia Indica* "Watermelon") trees along the perimeter of the parking lot, future parking area and driveway. Two Jacaranda (*Jacaranda Mimosifolia*) trees and six Mimosa (*Albizia Julibrissin*) trees are proposed for the front of the property along Salida del Sol. As for scrubs, the preliminary landscaping plan proposes a variety of scrubs including but not limited to Indian Hawthorne (*Raphiolepis Indica* "Ballerina"), Redolens (*Acacia Redolens*), Blanket Flower (*Gallardia "Goblin"*) and Rosemary (*Romarinus Officinalis*). The scrubs will be planted around the veterinary building, graded pad, along the parking areas and driveway. The slopes will have a hydroseed mix for erosion control. The remainder of the site, outside of the developed area, will be left as natural vegetation/habitat as previously mentioned. When the landscape construction and irrigation plans are submitted to the City, staff will evaluate the final locations for all of the proposed plant materials to ensure adequate shading and screening. All landscaping will be required to comply with City of Wildomar standards for coverage, quantity, type, and location.

In fitting with the surrounding rural community, the architectural styles for the proposed veterinary hospital is Western Ranch featuring details such as low roofs, wood shutters around the windows, wood siding-styled walls with exposed rafter tails and beams. The

building has varying roof lines and will be a combination of metal siding and tile. The color scheme for the veterinary hospital is Dunn Edwards White wood siding with Dunn Edwards Hunter Green for the window trim, shutters, exterior doors and wood trim along the roof lines. The tile and metal roof will be slate grey.



South Elevation

PLANNING COMMISSION:

A public hearing was held before the Planning Commission on September 2, 2009. At the hearing the applicant requested that Condition #28, which required that water and sewer for the project to be provided by Elsinore Valley Municipal Water District, be removed from the conditions of approval. Instead the applicant requested that the project be allowed to have a private well system for water supply, three 10,500 gallon tanks for fire protection water storage, and an onsite sewage treatment system as shown on the proposed plans. Following a lengthy discussion, the Planning Commission decided to allow the project to utilize, on an interim basis, an onsite septic system (wastewater treatment system) and an onsite water system with storage tanks until such time as the permanent water and sewer infrastructure are close enough to require that the project connect to these improvements. As a result, the Planning Commission recommends that the City Council adopt the Mitigated Negative Declaration for project 08-0133, approve Zone Change 08-0133, and approve Plot Plan 08-0133, subject to the attached conditions of approval. The draft Council resolutions and ordinance for the project are contained in Attachments A, B, and C.

FINDINGS:

Zone Change

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

The General Plan Land Use Designation for the project site is Business Park (BP). The Business Park land use designation allows for employee intensive uses, including research and development, technology centers, corporate offices,

“clean” industry and supporting retail service according to the Wildomar General Plan. The proposed project is a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad for future development. A veterinary hospital is a compatible use in the Business Park area and would conform to the General Plan policies including LU 24.1, which encourages existing and new development in areas designated by General Plan and land use maps, and overall community development for the area. The surrounding area is mostly vacant. There are several mobile/single-family homes on large lots to the south and west of the proposed project site which have a land use designation of Business Park. The proposed zone change is from Rural Residential (R-R) to Industrial Park (I-P). The change of zone to Industrial Park would be consistent with the Business Park General Plan Land Use Designation and would allow for a veterinary hospital. The proposed veterinary hospital is subject to the development standards of the I-P zone and has been designed to comply with such development standards.

Plot Plan

- 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 General Plan and the City of Wildomar Municipal Code. The applicant is applying for a zone change from Rural Residential (R-R) to Industrial Park (I-P). A veterinary hospital would be allowed in the Industrial Park zone under Chapter 17.96 of the Wildomar Zoning Code. The change of zone to Industrial Park would be consistent with the Business Park General Plan Land Use Designation of the Wildomar General Plan. Plot Plan 08-0133 would approve the development of construct a 6,000 square foot, two-story veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site. The proposed veterinary hospital is subject to the development standards of the proposed I-P zone and has been designed to comply with such development standards. The project proposes 25 parking spaces which exceeds the Zoning Code requirements for 20 parking spaces for a 6,000 square foot veterinary hospital. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report.

- 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 proposed construction by Plot Plan 08-0133 consists of the development of a 6,000 square foot veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site. The design of the site, access, circulation, street improvements, and drainage improvements are configured to

address the development of a commercial use. In addition, the design of the veterinary hospital complies with development standards for projects located in the I-P zone adjacent to residential uses by observing the appropriate setbacks, building height, parking requirements and landscaping requirements of the I-P zone. The site is also designed to consider future development on, including the 4,500 square foot rough graded pad, and adjacent to the project site. The General Plan Land Use Designation for the project site and properties to the north, south and west is Business Park (BP). The properties to the east are designated Open Space Recreational (OS-R). Currently, the lots surrounding the project site are developed with mobile homes or are vacant. The development of a veterinary hospital in the proposed location is consistent with the present and future land use designation goals of the Wildomar General Plan for the area and is also compatible with the development of the surrounding properties.

- C. Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Access to the proposed veterinary hospital is taken from Salida del Sol. An approximately 280 foot long driveway connects the proposed veterinary hospital and proposed 4,500 square foot graded pad to Salida del Sol. The project will be conditioned to require public improvements to Salida del Sol which will include the installation of curb and gutters. The proposed street system design, including the proposed curb and gutters, is consistent with all City standards. An in-lieu fee will be collected to pay for future sidewalk improvements and the installation of sidewalk landscaping strips along Salida del Sol when the street is improved. A trail system is not a part of this project.

- D. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

The construction of the Project has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the City's Ordinances relating to Stormwater runoff management and other drainage controls. The specific drainage improvements that are required for this Project include channeling site runoff into landscape areas, incorporation of a drainage pipe under the driveway to continue the natural drainage flow along the eastern property line, berms along the driveway to channel water to landscaped areas, installation of rip rap and business owner and employee education to operate and maintain the center in a water quality friendly manner. The City's ordinances, codes, and standards related to drainage have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.

- E. 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 08-0133 consists of the development of a 6,000 square foot veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site on one parcel. The project only proposes on building on the parcel for this application however conditions of approval will be placed on the project for the future development of the 4,500 square foot pad. Conditions of approval will prohibit 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:

The Planning Department prepared and circulated an Initial Study for the Mitigated Negative Declaration for Planning Application 08-0133. Notice was published in The Californian, and was mailed to all property owners within a 300 foot radius of the project site. A copy of the environmental review document was also circulated to potentially interested agencies and was available for public review at City Hall. The document was available for review from August 5, 2009 to September 1, 2009. No "Potentially Significant" impacts were identified in the Initial Study. However, there were impacts determined to be "Less than Significant" with mitigating factors and mitigation measures identified in the Initial Study. During the public review period, the City received one written comment concerning the Initial Study for the proposed Mitigated Negative Declaration from the Elsinore-Murrieta-Anza Resource Agency. The Elsinore-Murrieta-Anza Resource Agency had no objections to the Initial Study for the Mitigated Negative Declaration. As such, mitigation measures and monitoring have been incorporated into the proposed conditions of approval. The Initial Study and Mitigated Negative Declaration are contained in Attachment Exhibit I.

ATTACHMENTS:

- A. Resolution for Mitigated Negative Declaration
- B. Ordinance Amending Zone Change 08-0133
Exhibit A – Change of Zone
- C. Resolution of Approval for Plot Plan 08-0133
Exhibit A – Conditions of Approval
- D. Location Map
- E. Zoning Change Map
- F. Plot Plan
- G. Elevations
- H. Floor Plans
- I. Initial Study/Mitigated Negative Declaration
- J. Elsinore-Murietta-Anza Resource Conservation District Letter

Submitted by:

Approved By:

David Hogan
Planning Director

Frank Oviedo
City Manager

Approved as to form:

Julie Hayward Biggs
City Attorney

ATTACHMENT A

RESOLUTION NO. 09 - 61

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED
NEGATIVE DECLARATION FOR PROJECT NO. 08-0133
THAT IS LOCATED AT 35951 SALIDA DEL SOL KNOWN AS
ASSESSOR'S PARCEL NO. 362-250-01**

WHEREAS, an application for a zone change to allow for the construction of a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad at 35951 Salida del Sol has been filed by:

Applicant/Owner: LNT Development LLC

Authorized Agent: JMM Consultant

Project Location: 35951 Salida del Sol

APN Number: 362-250-014

WHEREAS, the proposed 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA");

WHEREAS, after completion of an Initial Study, the Planning Director determined that it identified potentially significant effects on the environment, but that revisions to the project or the incorporation of mitigation measures would avoid or lessen the effects below the threshold of significance. Therefore staff has proposed a Mitigated Negative Declaration and Mitigation Monitoring Program for this project; and,

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

WHEREAS, on August 5, 2008 using a method permitted under CEQA Guidelines Section 15072(b), the City provided notice of its intent to adopt the proposed Mitigated Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk;

WHEREAS, the City made the proposed Mitigated Negative Declaration available for public review beginning on August 5, 2009 and closing on September 1, 2009, a period of not less than 20 days. During the public review period, the City received one written comment concerning the proposed Mitigated Negative Declaration from the Elsinore-Murrieta-Anza Resource Agency. The Elsinore-Murrieta-Anza Resource Agency had no objections to the Mitigated Negative Declaration; and

WHEREAS, the Wildomar Planning Commission conducted a duly noticed public hearing on September 2, 2009 at which it received public testimony concerning the project

and the proposed Mitigated Negative Declaration and considered the proposed Mitigated Negative Declaration and proposed Mitigation Monitoring Program.

WHEREAS, at this public hearing on September 2, 2009 the Planning Commission considered, heard public comments on, and recommended approval to the City Council of the proposed Mitigated Negative Declaration and proposed Mitigation Monitoring Program; and

WHEREAS, on September 9, 2009 the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Mitigated Negative Declaration and proposed Mitigation Monitoring Program

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

SECTION 1. ENVIRONMENTAL FINDINGS.

The City Council, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigated Negative Declaration and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

A. Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

B. Compliance with Law: That the Mitigated Negative Declaration and Mitigation Monitoring Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.) and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Wildomar.

C. Independent Judgment: That the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

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

E. No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into

consideration the revisions to the project and the mitigation measures imposed, the City Council finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment.

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

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

SECTION 3. CITY COUNCIL ACTIONS.

The City Council hereby takes the following actions:

1. Approval to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Clinton Keith Animal Hospital Project at 35951 Salida del Sol as shown in Exhibit A which is attached hereto and incorporated herein by reference.

2. The Mitigated Negative Declaration, Mitigation Monitoring Program, and all documents incorporated therein or forming the record of decision therefore, shall be filed with the Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Rd., Suite 111, Wildomar, California 92595, and shall be made available for public review upon request.

PASSED, APPROVED AND ADOPTED this 9th day of September, 2009.

Scott Farnam
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

ORDINANCE NO. 34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR A PROPERTY LOCATED AT 35951 SALIDA DEL SOL FROM RURAL RESIDENTIAL TO INDUSTRIAL PARK, KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

WHEREAS, an application for a zone change to allow for the construction of a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad at 35951 Salida del Sol has been filed by:

Applicant/Owner: LNT Development LLC

Authorized Agent: JMM Consultant

Project Location: 35951 Salida del Sol

APN Number: 362-250-014

WHEREAS, the Planning Commission has the authority per Chapter 17.280 of the Wildomar Municipal Code to review and make recommendations to the City Council on Zone Change 08-0133 for a change in zoning from Rural Residential (R-R) to Industrial Park (I-P) for the property located at 35951 Salida del Sol; and

WHEREAS, in accordance with Government Code § 65854, on August 5, 2009, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

WHEREAS, on September 2, 2009 the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 08-0133 at which the Planning Commission considered Zone Change 08-0133; and

WHEREAS, at this public hearing on September 2, 2009 the Planning Commission considered, heard public comments on, and recommended approval to the City Council of Zone Change 08-0133; and

WHEREAS, on September 9, 2009 the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 08-0133 at which the Planning Commission considered Zone Change 08-0133; and

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

SECTION 1. ENVIRONMENTAL FINDINGS

The City Council, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigated Negative Declaration and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

1. CEQA: The approval of this Zone Change is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on September 9, 2009 at a duly noticed public hearing, the City Council approved the adoption of a Mitigated Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. ZONE CHANGE FINDINGS.

Pursuant to Wildomar Municipal Code section 17.280, the City Council makes the following findings pertaining to Zone Change 08-0133:

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

The General Plan Land Use Designation for the project site is Business Park (BP). The Business Park land use designation allows for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry and supporting retail service according to the Wildomar General Plan. The proposed project is a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad for future development. A veterinary hospital is a compatible use in the Business Park area and would conform to the General Plan policies including LU 24.1, which encourages existing and new development in areas designated by General Plan and land use maps, and overall community development for the area. The surrounding area is mostly vacant. There are several mobile/single-family homes on large lots to the north, south and west of the proposed project site which have a land use designation of Business Park. The proposed zone change is from Rural Residential (R-R) to Industrial Park (I-P). The change of zone to Industrial Park would be consistent with the Business Park General Plan Land Use Designation and would allow for a veterinary hospital. The proposed veterinary hospital is subject to the development standards of the I-P zone and has been designed to comply with such development standards.

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following action:

- 1. Approves Zone Change 08-0133 to amend the Official Zoning Map for the City of Wildomar for property located at 35951 Salida del Sol from Rural Residential (R-R) to Industrial Park (I-P) as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 9th day of September, 2009.

Scott Farnam
Mayor

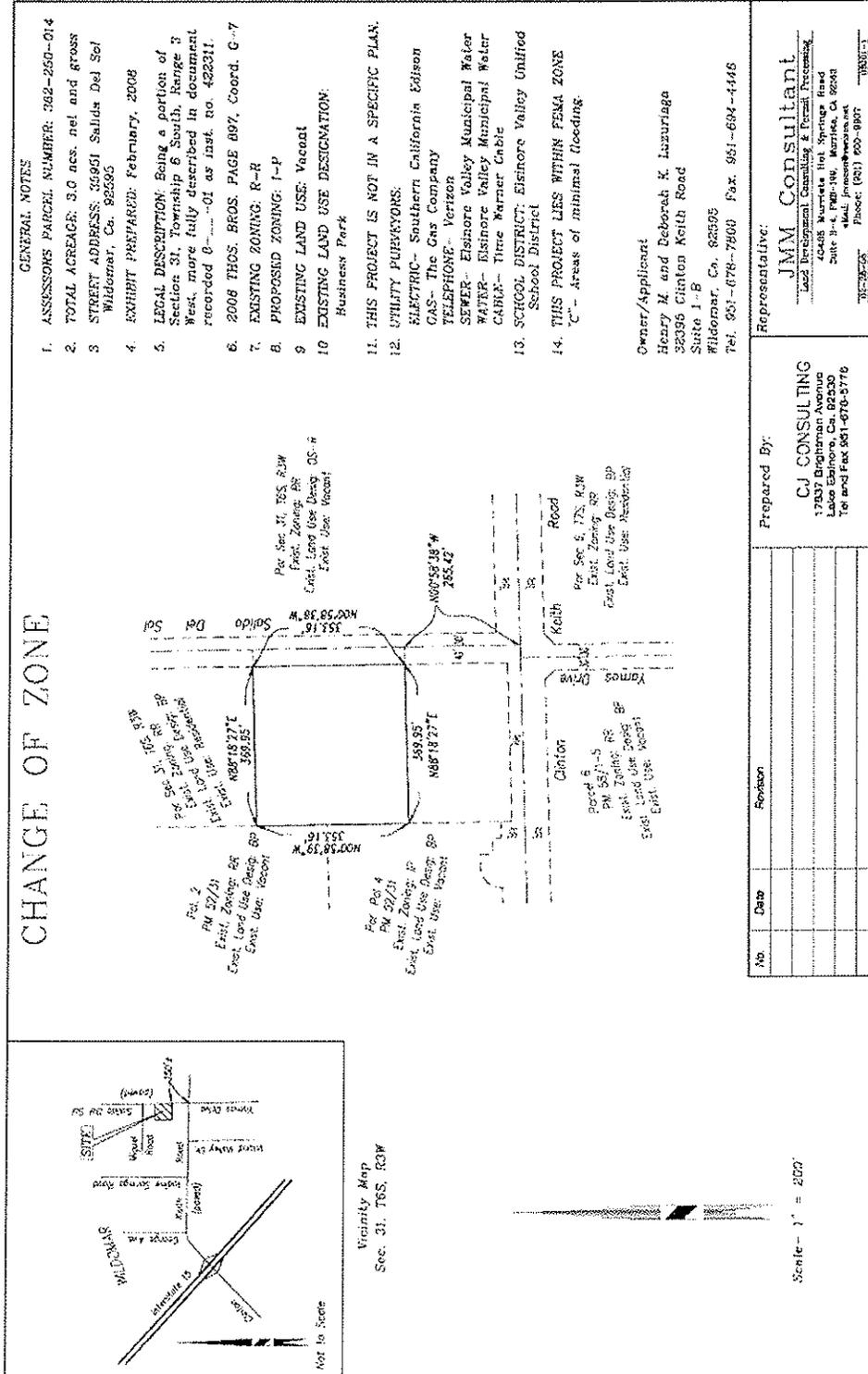
APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

EXHIBIT A CHANGE OF ZONE



- GENERAL NOTES**
- ASSESSORS PARCEL NUMBER: 382-250-014
 - TOTAL ACRES: 3.0 acs. net and gross
 - STREET ADDRESS: 36061 Salda Del Sol Wildomar, Ca. 92385
 - EXHIBIT PREPARED: February, 2008
 - LEGAL DESCRIPTION: Being a portion of Section 31, Township 6 South, Range 3 West, more fully described in document recorded 0-.....-01 as last, no. 422311.
 - 2008 THOS. BROS. PAGE 897, Coord. G-7
 - EXISTING ZONING: R-R
 - PROPOSED ZONING: I-P
 - EXISTING LAND USE: Vacant
 - EXISTING LAND USE DESIGNATION: Business Park
 - THIS PROJECT IS NOT IN A SPECIFIC PLAN.
 - UTILITY PURCHASERS:
ELECTRIC- Southern California Edison
GAS- The Gas Company
TELEPHONE- Verizon
SEWER- Esinore Valley Municipal Water
WATER- Esinore Valley Municipal Water
CABLE- Time Warner Cable
 - SCHOOL DISTRICT: Esinore Valley Unified School District
 - THIS PROJECT LIES WITHIN FEMA ZONE "C" - Areas of minimal flooding.
- Owner/Applicant:
Henry M. and Deborah K. Lazzuraga
32395 Clinton Keith Road
Suite 1-B
Wildomar, Ca. 92395
Tel: 951-678-7909 Fax: 951-684-4146

Representative:
JMM Consultant
2008 Murrieta Blvd, Suite 100
Murrieta, CA 92581
Phone: (951) 600-8807

Prepared By:
CJ CONSULTING
17837 Bingham Avenue
Beverly Hills, CA 90212
Tel: 310-470-5170

No.	Date	Revision

Vicinity Map
Sec. 31, T6S, R2W

Scale - 1" = 200'

ATTACHMENT C

RESOLUTION NO. 09 - 62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING APPROVAL OF PLOT PLAN 08-0133 TO ALLOW FOR CONSTRUCTION OF A 6,000 SQUARE FOOT VETERINARY HOSPITAL AND 4,500 SQUARE FOOT ROUGH GRADED PAD ON A 3.0 ACRE LOT AT 35951 SALIDA DEL SOL KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

WHEREAS, an application for a zone change to allow for the construction of a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad at 35951 Salida del Sol has been filed by:

Applicant/Owner: LNT Development LLC

Authorized Agent: JMM Consultant

Project Location: 35951 Salida del Sol

APN Number: 362-250-014

WHEREAS, the Planning Commission has the authority per Chapter 17.216 of the Wildomar Municipal Code to review and make recommendations to the City Council on Plot Plan 08-0133; and

WHEREAS, on August 5, 2009, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

WHEREAS, on September 2, 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 08-0133 and at which the Planning Commission considered the Plot Plan 08-0133; and

WHEREAS, at this public hearing on September 2, 2009 the Planning Commission considered, heard public comments on, and recommended approval to the City Council of Plot Plan 08-0133; and

WHEREAS, on September 9, 2009 the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Plot Plan 08-0133 and at which the City Council considered the Plot Plan 08-0133

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

SECTION 1. ENVIRONMENTAL FINDINGS

The City Council, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigated Negative Declaration and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

1. CEQA: The approval of this Plot Plan is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on September 9, 2009 at a duly noticed public hearing, the City Council approved the adoption of a Mitigated Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. PLOT PLAN FINDINGS.

Pursuant to Wildomar Municipal Code Chapter 17.216 and in light of the record before it including the staff report dated September 9, 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 General Plan and the City of Wildomar Municipal Code. The applicant is applying for a zone change from Rural Residential (R-R) to Industrial Park (I-P). A veterinary hospital would be allowed in the Industrial Park zone under Chapter 17.96 of the Wildomar Zoning Code. The change of zone to Industrial Park would be consistent with the Business Park General Plan Land Use Designation of the Wildomar General Plan. Plot Plan 08-0133 would approve the development of construct a 6,000 square foot, two-story veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site. The proposed veterinary hospital is subject to the development standards of the proposed I-P zone and has been designed to comply with such development standards. The project proposes 25 parking spaces which exceeds the Zoning Code requirements for 20 parking spaces for a 6,000 square foot veterinary hospital. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report.

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 proposed construction by Plot Plan 08-0133 consists of the development of a 6,000 square foot veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site. The design of the site, access, circulation, street improvements, and drainage improvements are configured to address the development of a commercial use. In addition, the design of the veterinary hospital complies with development standards for projects located in the I-P zone adjacent to residential uses by observing the appropriate setbacks, building height, parking requirements and landscaping requirements of the I-P zone. The site is also designed to consider future development on, including the 4,500 square foot rough graded pad, and adjacent to the project site. The General Plan Land Use Designation for the project site and properties to the north, south and west is Business Park (BP). The properties to the east are designated Open Space Recreational (OS-R). Currently, the lots surrounding the project site are developed with mobile homes or are vacant. The development of a veterinary hospital in the proposed location is consistent with the present and future land use designation goals of the Wildomar General Plan for the area and is also compatible with the development of the surrounding properties.

C. Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Access to the proposed veterinary hospital is taken from Salida del Sol. An approximately 280 foot long driveway connects the proposed veterinary hospital and proposed 4,500 square foot graded pad to Salida del Sol. The project will be conditioned to require public improvements to Salida del Sol which will include the installation of curb and gutters. The proposed street system design, including the proposed curb and gutters, is consistent with all City standards. An in-lieu fee will be collected to pay for future sidewalk improvements and the installation of sidewalk landscaping strips along Salida del Sol when the street is improved. A trail system is not a part of this project.

D. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

The construction of the Project has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the City's Ordinances relating to Stormwater runoff management and other drainage controls. The specific drainage improvements that are required for this Project include channeling site runoff into landscape areas, incorporation of a drainage pipe under the driveway to continue the natural drainage flow along the eastern property line, berms along the driveway to channel water to landscaped areas, installation of rip rap and business owner and employee education to operate and maintain the center in a water quality friendly manner. The City's ordinances, codes, and standards related to drainage have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.

E. 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 08-0133 consists of the development of a 6,000 square foot veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site on one parcel. The project only proposes on building on the parcel for this application however conditions of approval will be placed on the project for the future development of the 4,500 square foot pad. Conditions of approval will prohibit 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. CITY COUNCIL ACTION.

The City Council hereby takes the following actions:

1. Approval of Plot Plan 08-0133 to allow for the construction of a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad at 35951 Salida del Sol as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 9th day of September, 2009.

Scott Farnam
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

EXHIBIT A
CITY OF WILDOMAR
CONDITIONS OF APPROVAL

Planning Application Number: Plot Plan 08-0133	
Project Description: Clinton Keith Animal Hospital, construct a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad on a 3.0 acre lot located at 35951 Salida del Sol.	
Assessor's Parcel Number(s): 362-250-014	
Approval Date: September 9, 2009	Expiration Date: September 9, 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 approval of the zone change and plot plan shall comply with the provisions of Title 17 – Zoning (Ordinance 348), unless modified by the conditions listed herein. This approval shall expire in two (2) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to two (2) one-year extensions of time, one year at a time.
5. The project shall substantially conform to the approved site plan and elevations for the Zone Change and Plot Plan Application 08-0133 and contained on file with the Planning Department.
6. 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.
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

Wood Siding	Dunn Edwards, White
Wood Trim	Dunn Edwards, Hunter Green
Wood Shutters	Dunn Edwards, Hunter Green
Exterior Doors	Dunn Edwards, Hunter Green
Tile Roof	Prefinished, Slate Grey
Metal Roof	Prefinished, Slate Grey

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. No outside kennels or boarding facilities are allowed under this permit.
10. 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.

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. 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.
13. Any building signage is subject to the approval of a sign permit.
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. The project shall comply with the County of Riverside Department of Environmental Health Local Enforcement Agency (LEA) for all the activities related to medical waste generation,

storage or treatment. Prior to the operation of the animal hospital, the owners/operators shall submit an application for a permit to the LEA section.

20. 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.
21. All driveway surfaces shall be paved with asphalt.
22. This project is located in the "Hazardous Fire Area" of Riverside County shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provision contained in the Riverside County Ordinance 787.4.
23. Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.
24. Minimum required fire flow shall be 1500 GPM for two hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the CBC and building(s) having a compliant fire sprinkler system.
25. A combination of on-site and off-site super fire hydrant (s) (6" x 4" x 2 ½" x 2 ½") will be located not less than 5 feet or more than 165 feet from any portion of the Building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant (s) in the system.
26. Applicant and/or developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permit, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank (s) shall meet the following standards: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current plan check deposit base fee is \$217.00 for the first Tank, each additional tank \$32.00).
27. Rapid entry Hazardous Material data and key storage cabinet shall be installed on outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation (Current plan check deposit base fee is \$126.00).
28. No grading shall be performed without the prior issuance of a grading permit by the City.
29. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
30. Prior to the issuance of a grading permit the Applicant shall obtain a hauling route permit for the import/export of material to the satisfaction of the City Engineer.

31. 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.
32. 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 and Building Official.
33. The Applicant shall dedicate, design and construct all improvement in accordance with City of Wildomar Improvement Plan Check Policies, as further conditioned herein, and Standards and to the satisfaction of The City Engineer.
34. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
35. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full. No extensions of time shall be granted unless all fee balances have been paid in full.

Prior to the issuance of Grading Permits

36. Prior to the issuance of a grading permit, the applicant shall provide an updated soils report to the City of Wildomar Building Department to address expansive soils.
37. 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."*
38. 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.”

39. 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.
40. 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.
41. Prior to the issuance of grading permits, the Applicant shall provide grading plans with a 4:1 side slope adjacent to Salida Del Sol within the ultimate right-of-way to the satisfaction of the City Engineer.
42. 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).
43. Prior to the issuance of a grading permit, the applicant shall submit, and the City approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
44. Prior to the approval of improvement plans, the developer shall submit to the City Engineer a traffic control plan along Salida Del Sol to ensure the continued flow of traffic during construction.

Prior to the Issuance of a Building Permit

45. Prior to the issuance of a building permit, applicant shall provide the following:
 - a. Applicant shall submit evidence to the City that a viable potable water well has been permitted, drilled and is producing potable water in the volumes required for this use and required fire flows. A clearance letter from the Fire Department will be required.
 - b. Applicant shall submit evidence to the City that the project has been issued a permit to construct a septic system at the volumes necessary for the project's use.
 - c. Applicant shall enter into an agreement with the City of Wildomar agreeing to:
 - i. Construct both water and sewer pipelines within Salida del Sol across the property frontage at such time as one, or both, are extended by others to the applicants frontage.
 - ii. Connect all buildings within the project to the waterline and sewer line within 6-months of completion of their construction. Applicant shall be responsible for all connection, meter fees, permit costs and associated costs of these connections.
 - iii. Submit, as security, an in-lieu payment of 50% of the construction, design and permit costs of the waterline and sewer line, and the connections to each.

- d. The applicant shall submit construction plans which provide for the extension of onsite water and sewer lines to a location adjacent to Salida del Sol to facilitate the project's future connection to the public system.
46. 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.
47. 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.
48. The Applicant shall submit landscaping and irrigation plans within the public right of way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.
49. A separate plan check deposit based fee for each building plan review made payable to the Riverside County Fire Department, in the form of a check or money order only, must be submitted to the Fire Department. Fire Department "Submittal Form" must be completed along with payment. Available on line at www.rvcfire.org or contact our office.
50. Applicant and/or developer shall separately submit two sets of water system plans to the Fire Department for review. Plans cannot be reviewed until after the building plans for the site are reviewed. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. Mylars will be signed by the Fire Department after review and approval. Two copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.
51. Prior to the issuance of the first building permit, the Applicant shall dedicate the westerly half - section of Salida Del Sol, measured, 37' from the approved centerline. Improvements will be based on a 74' collector in accordance with the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.
52. Prior to the issuance of the first building permit, the Applicant shall dedicate a 15' construction easement adjacent to the ultimate Salida Del Sol right-of-way to the satisfaction of the City Engineer. The easement shall be in place for a minimum of 15 years or until released by the City of Wildomar. Easement shall also restrict the placement of signs or other permanent/semi-permanent facilities unless said facilities are located at the final location and grade of the improved parkway. Should Applicant proceed and complete full parkway improvements in their final location, then this easement will not be required.

53. Prior to the issuance of a building permit, the Applicant shall design and improve Salida Del Sol per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Improvements may require off-site transitions to adequately facilitate the movement of traffic. The Applicant shall acquire all required off-site transitions. The Applicant may at the City Engineer's discretion pay an in-lieu payment for the parkway improvements adjacent to Salida Del Sol to the satisfaction of the City Engineer. Parkway improvements shall include, but not be limited to, sidewalk, trails, landscaping, grading, utility relocation, drainage improvements and water quality/erosion control devices.
54. Prior to the issuance of the first building permit, the Applicant shall execute a maintenance agreement for stormwater quality control treatment device to the satisfaction of the City Engineer.
55. Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the California Title 24.
56. Prior to the issuance of the first building permit improvement plans shall be approved by the City Engineer and improvements constructed or secured by the Applicant.
57. The Applicant shall obtain the appropriate clearance letters to the satisfaction of the City Engineer for any sign(s) located within an easement, including a Public Utility Easement.
58. The Applicant shall dedicate visibility easements for all driveways per the City of Wildomar Improvement Standards and to the satisfaction of The City Engineer.
59. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
60. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details.
61. Prior to the issuance of a building permit, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.
62. The Applicant shall design and install electrical power, telephone, communication, and cable television lines to be placed underground, including existing overhead lines, 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site, in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances, and to the satisfaction of the City Engineer. The Applicant shall submit to the City Engineer, for verification purposes, written proof for initiating the design and/or application of the relocation issued by the utility company.
63. Prior to the issuance of a building permit, the Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.

64. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place
65. The Applicant shall design and install street lighting in accordance with the appropriate City Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer.
66. All flood control plans to be reviewed shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer.
67. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer.
68. Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District. The developer shall pay the appropriate fee for Zone A of the Southwest Road and Bridge Benefit District.
69. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
70. Prior to the issuance of building permit, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.
71. 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.

72. Prior to the issuance of final occupancy, the applicant shall submit clearance letters from the appropriate agencies that their water well, tanks and septic systems have all been accepted and are properly sized for the approved use.
73. Prior to release of occupancy, the Applicant shall demonstrate that all development impact and mitigation fees have been paid.
74. Prior to release of occupancy, the Applicant 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.

75. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
76. Install a complete fire sprinkler system per NFPA 13 2002 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s) with pipe size in excess of 4" inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is \$164.00 per riser) Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current Monitoring plan check deposit base fee is \$192.00)
77. Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee \$627.00)
78. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to enter above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
79. A. U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. system must be installed by a licensed c-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. Note: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (*separate fire alarm must be submitted for connection) (Current plan check deposit base fee is \$215.00).
80. 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.
81. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461.

82. Prior to the final inspection, all outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan and the provisions of Chapter 8.08 of the Wildomar Municipal Code.
83. 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:

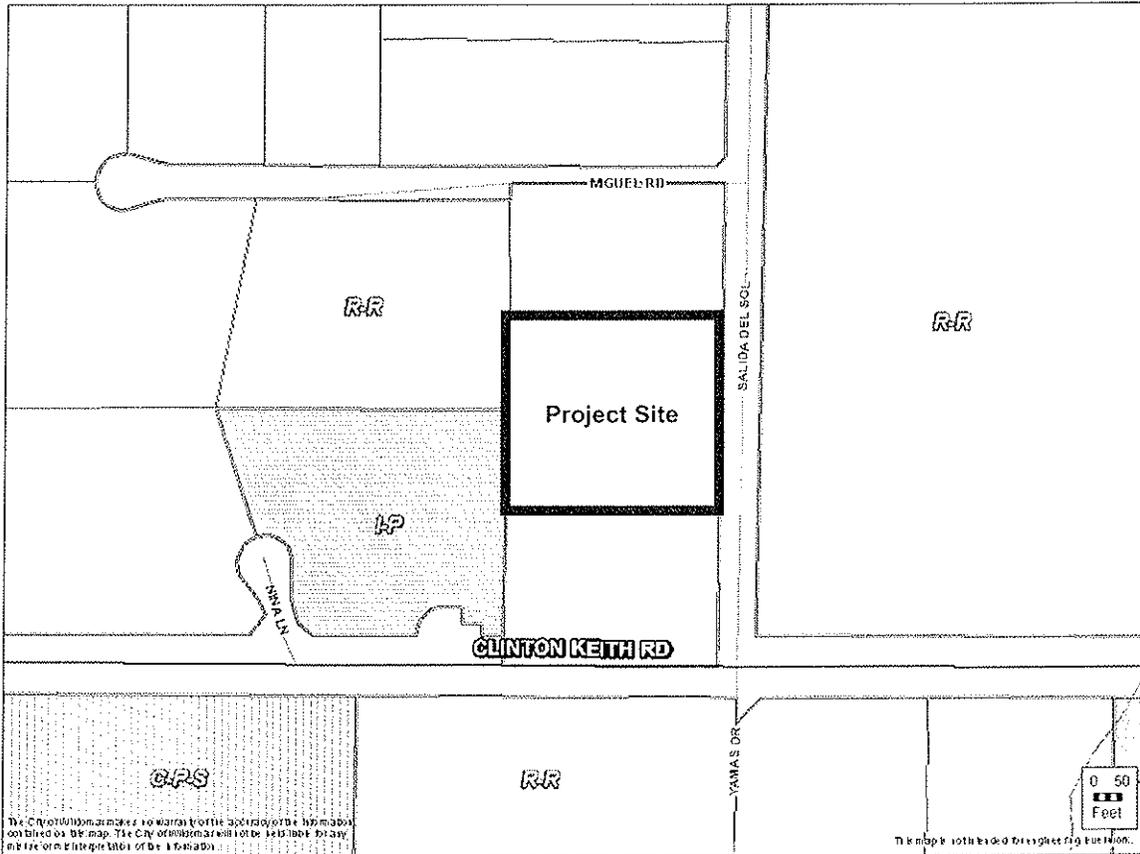
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning (951) 245-3300"

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.

84. The flood control facilities shall be constructed with this project in accordance with applicable standards. The City Engineer shall determine if the facility will be maintained by Flood Control District or the City of Wildomar. The Applicant shall execute a maintenance agreement with the appropriate agency and the City Engineer shall determine if an easement or a parcel is taken in fee title. The plans cannot be signed prior to execution of the agreement.
85. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

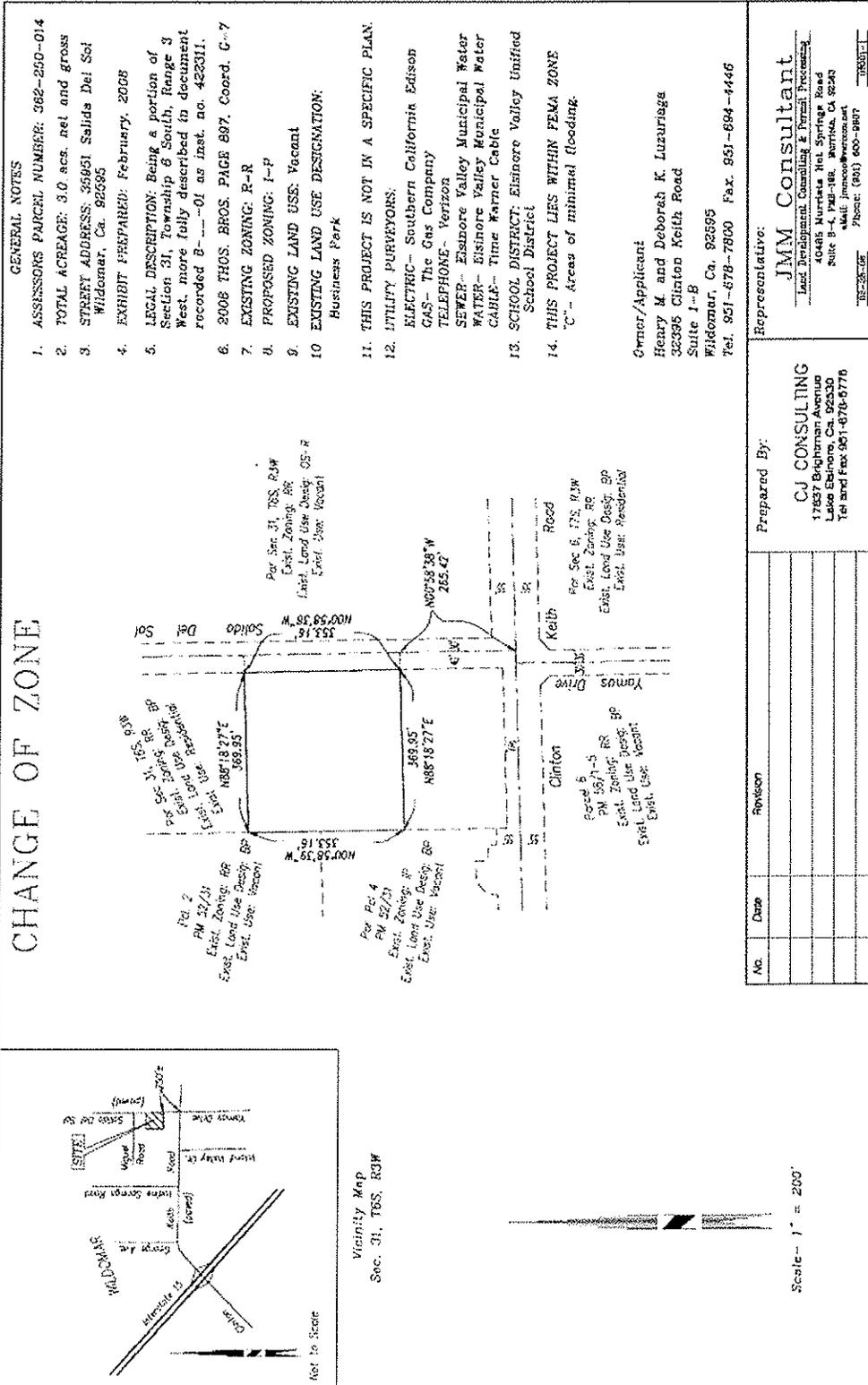
ATTACHMENT D

LOCATION MAP



ATTACHMENT E

ZONE CHANGE



CHANGE OF ZONE

GENERAL NOTES

1. ASSESSORS PARCEL NUMBER: 362-250-014
2. TOTAL ACRES: 3.0 acs. net and gross
3. STREET ADDRESS: 36651 Salida Del Sol Wildomar, Ca. 92585
4. EXHIBIT PREPARED: February, 2008
5. LEGAL DESCRIPTION: Being a portion of Section 31, Township 6 South, Range 3 West, more fully described in document recorded B- --- -01 as inst. no. 4223011.
6. 2008 THOS. BROS. PAGE 897, Coord. C- 7
7. EXISTING ZONING: R-R
8. PROPOSED ZONING: I-P
9. EXISTING LAND USE: Vacant
10. EXISTING LAND USE DESIGNATION: Business Park
11. THIS PROJECT IS NOT IN A SPECIFIC PLAN.
12. UTILITY PURVEYORS:
ELECTRIC- Southern California Edison
GAS- The Gas Company
TELEPHONE- Verizon
SEWER- Eishore Valley Municipal Water
WATER- Eishore Valley Municipal Water
CABLE- Time Warner Cable
13. SCHOOL DISTRICT: Eishore Valley Unified School District
14. THIS PROJECT LIES WITHIN FEMA ZONE "C" - Areas of minimal flooding.

Owner/Applicant
Henry M. and Deborah K. Luzzuriga
32395 Clinton Keith Road
Suite J-B
Wildomar, Ca. 92585
Tel. 951-878-7800 Fax. 951-694-4446

Representative:
JMM Consultant
Land Development Consulting & Permit Processing
40485 Murrieta Hot Springs Road
Suite B-4, PM-18B, Murrieta, CA 92583
eMail: jmmc@verizon.net
Phone: (951) 600-9807

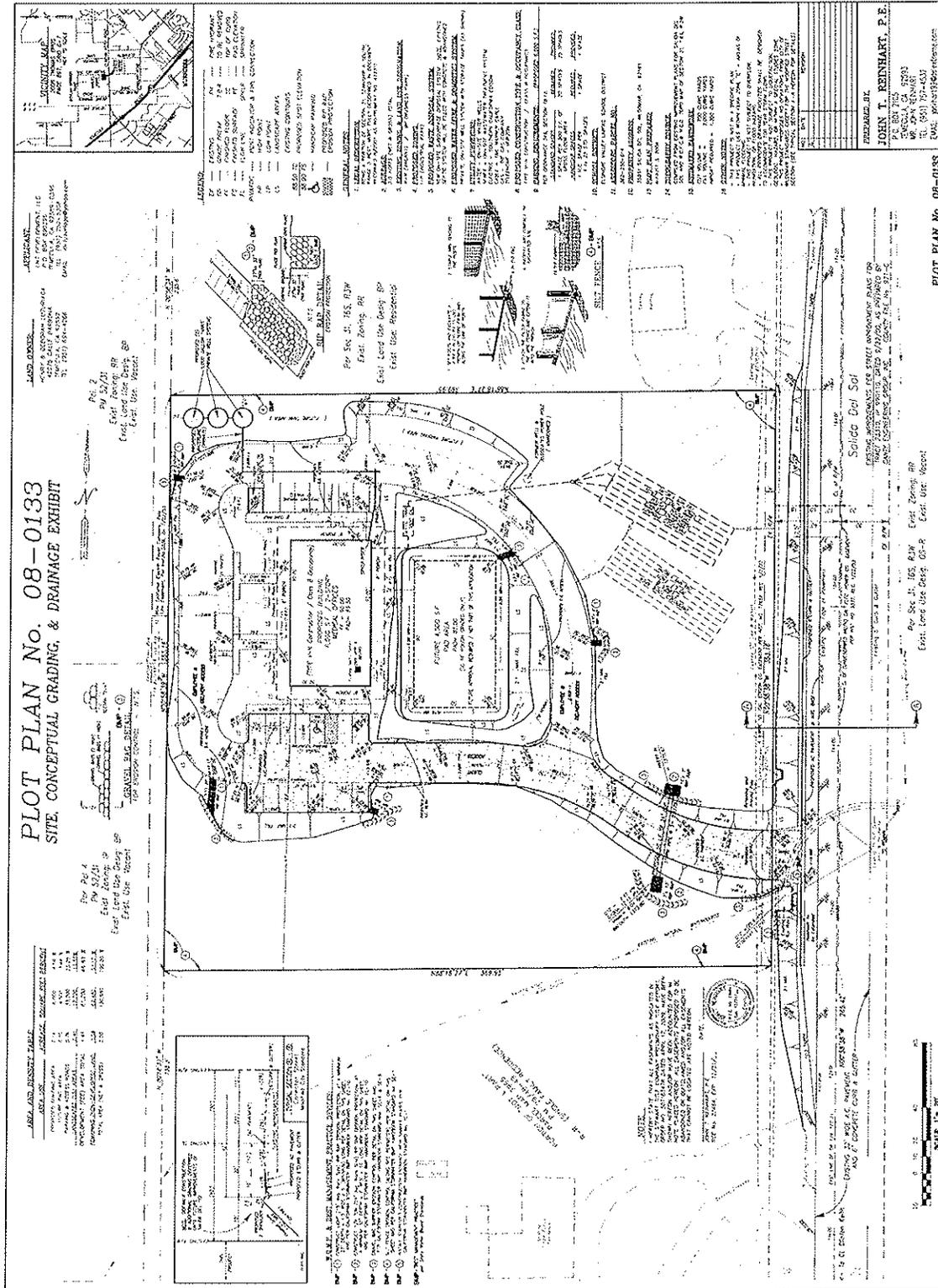
Prepared By:
CJ CONSULTING
17937 Brighton Avenue
Lake Elsinore, Ca. 92530
Tel and Fax 951-470-8776

No.	Date	Revision

Scale - 1" = 200'

ATTACHMENT F

PLOT PLAN

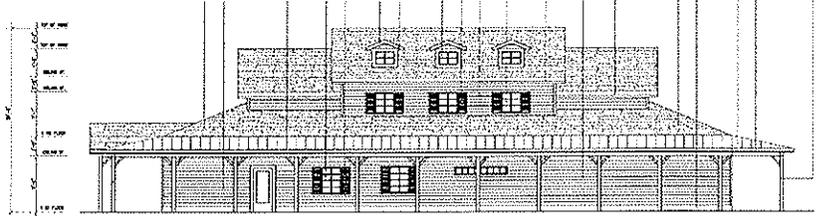


ATTACHMENT G

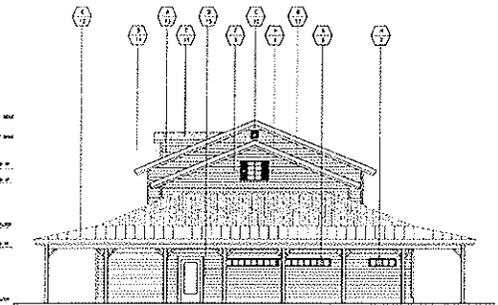
ELEVATIONS



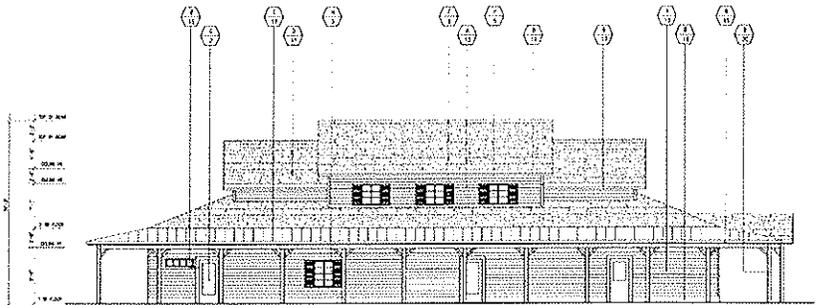
SOUTH BUILDING ELEVATION SCALE: 1/8" = 1'-0" 2



EAST BUILDING ELEVATION SCALE: 1/8" = 1'-0" 1



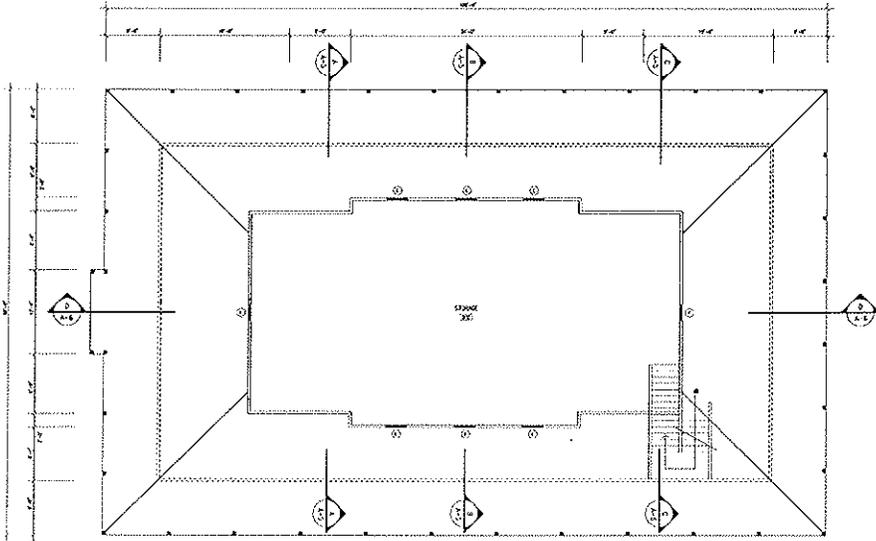
NORTH BUILDING ELEVATION SCALE: 1/8" = 1'-0" 4



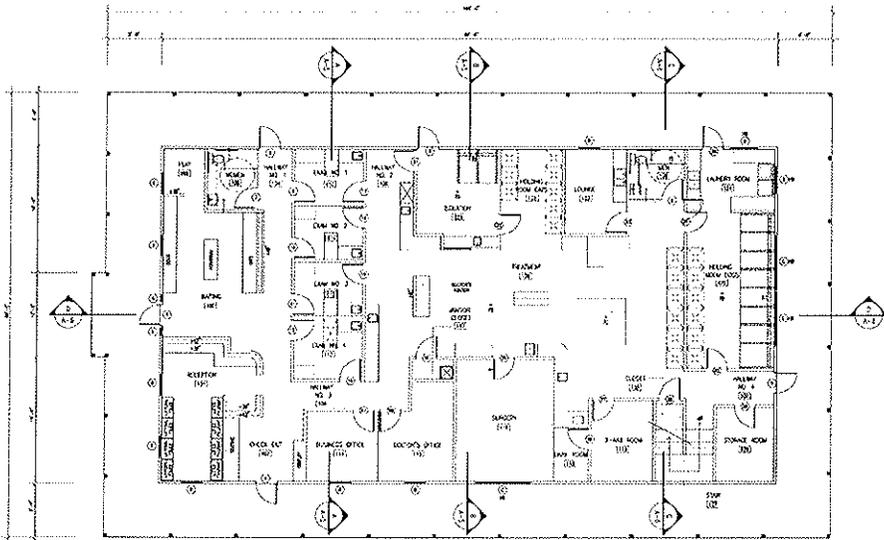
WEST BUILDING ELEVATION SCALE: 1/8" = 1'-0" 3

ATTACHMENT H

FLOOR PLANS



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0" 1



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0" 2

ATTACHMENT I

INITIAL STUDY FOR A
MITIGATED NEGATIVE DECLARATION FOR THE
CLINTON KEITH ANIMAL HOSPITAL
(PROJECT 08-0133)

ZONE CHANGE
PLOT PLAN

Lead Agency:

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

August 3, 2009

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I. INTRODUCTION

A. PURPOSE

This document is an Initial Study for evaluation of environmental impacts resulting from the implementation of a proposed 6,000 square foot veterinary hospital on a 3.0 acre site at 35951 Salida del Sol. For purposes of this document, the applications being evaluated through the environmental process will be called the "proposed project". A more detailed description of the project is found in Section II.

B. TECHNICAL STUDIES

The following technical studies referenced in this Initial Study are listed below. The technical studies are available on the City of Wildomar website (www.cityofwildomar.org) and at City Hall located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595.

- "Project Specific Water Quality Management Plan," prepared by John T. Reinhart, June 16, 2008.
- "Limited Hydrology Study for Clinton Keith Veterinary Hospital," prepared by John T. Reinhart, May 14, 2009.
- "Onsite Sewage Disposal Feasibility Investigation," prepared by T.H.E Soils Co., Inc., April 27, 2009.
- "Preliminary Geotechnical Evaluation," prepared by Academy Consulting Corporation, August 22, 2001.
- "Habitat Assessment for the Quino Checkerspot Butterfly (*Euphydryas editha quino*) on a 3.0 Acre Site at 3591 Salinda del Sol, Wildomar, Riverside County, California," prepared by Kendall H. Osborne, May 28, 2001.
- "Burrowing Owl Habitat Assessment, Plot Plan 080133, Clinton Keith Animal Hospital," prepared by Principle and Associates, July 27, 2009.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

The Clinton Keith Animal Hospital Project (No. 08-0133) is located at 35951 Salida del Sol north of Clinton Keith Road and south of Miguel Road. The location of the project is shown on the Location Map contained in Figure 1. The Assessor's Parcel Number for the project site is 362-250-014.

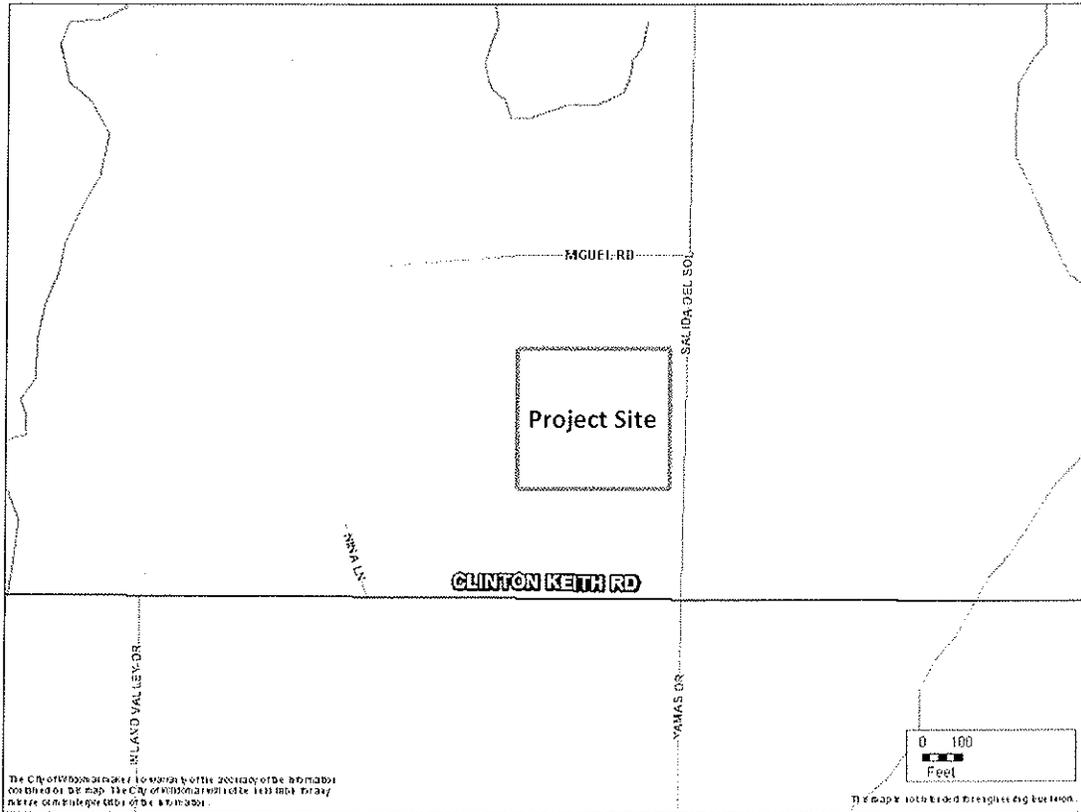
The proposed project site is located in the southeast portion of the City roughly 0.75 miles east of Interstate 15. The surrounding area is mostly vacant with several mobile/single-family homes and parked vehicles on large lots to the north, south and west. The lots directly east of the project site are vacant. The project site was previously developed with single-family residence and related accessory structures. Currently, the project site is vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Vegetation on the site consists of non-native grassland, weeds and several large pepper trees. The site is composed of rolling terrain with elevations ranging from 1372 feet above mean sea level to 1390 feet above mean sea level. The latitude and longitude location for the site is Latitude 033°35'55" and Longitude 117°13'55.4".

Initial estimates for the proposed project indicate that grading activities will result in 700 cubic yards of cut volume and 2,000 cubic yards for fill. Approximately, 1,300 cubic yards of fill will be imported to the site during the future grading activities.

The City of Wildomar became an incorporated City on July 1, 2008. On July 1, 2008, the City adopted the County of Riverside's General Plan and Municipal Ordinance's. The City of Wildomar General Plan land use designation for the project site is Business Park (BP). The General Plan land use designation for the properties immediately adjacent to the project site on the north, south and west is Business Park. The properties to the east are designated Open Space Recreational (OS-R). The project site is currently zoned Rural Residential (R-R) on the City of Wildomar Zoning Map. The zoning for the adjacent properties is Rural Residential with the exception of one adjacent property to the southwest which is zoned Industrial Park (I-P). The proposed project, a veterinary hospital, is inconsistent with R-R zoning designation. The project applicant has submitted an application for a change of zone to make the zoning consistent with the proposed General Plan Land Use Designation (BP). The project will change the zoning on the site to Industrial Park (I-P) on the City of Wildomar Zoning Map.

Water and sewer treatment for the proposed project will be handled onsite. A new onsite well system will provide potable water and will be stored in three 5,000 gallon tanks on the northwest corner of the property. The existing septic system will be replaced with a onsite subsurface disposal system to handle wastewater generated by the veterinary hospital. Additional leach fields will be located on the southeast side of the property. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. Gas will be provided by The Gas Company; electricity would be provided by Southern California Edison; cable service would be provided by Time Warner Cable and telephone service would be provided by Verizon. The site is located within the boundaries of the Lake Elsinore Unified School District. Municipal or local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contacts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

FIGURE 1 – LOCATION MAP



Studies have been conducted by the applicant for water quality, site drainage, geotechnical, habitat assessments and sewage disposal in preparation for the development of the site.

Water and sewer treatment for the proposed project will be handled onsite. A new onsite well system will provide potable water and will be stored in three 5,000 gallon tanks on the northwest corner of the property. The existing septic system will be replaced with a onsite subsurface disposal system to handle wastewater generated by the veterinary hospital. Additional leach fields will be located on the southeast side of the property. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. Gas will be provided by The Gas Company; electricity would be provided by Southern California Edison; cable service would be provided by Time Warner Cable and telephone service would be provided by Verizon. The site is located within the boundaries of the Lake Elsinore Unified School District. Municipal or local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contacts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

B. PROJECT DESCRIPTION

The applicant is applying for a change of zone and plot plan to allow for construction of a two-story veterinary hospital. The site plan described in this Initial Study is conceptual and may vary slightly when the design of the site plan is finalized. Any variations between the conceptual design and the final design will be evaluated by the Lead Agency to determine if the project is consistent with the conceptual project or if additional environmental review is required. The project components are described below.

Change of Zone

The proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The proposed project, a veterinary hospital, is inconsistent with R-R zoning designation. The project applicant has submitted an application for a change of zone to make the zoning consistent with the General Plan Land Use Designation. The project will change the zoning on the site to Industrial Park (I-P) on the City of Wildomar Zoning Map.

Plot Plan

The proposed project consists of the construction of a 6,000 square foot veterinary hospital on a 3.0 acre site. The City development approval applications include a zone change and a plot plan application. A plot plan application is required in order to ensure compliance with the City of Wildomar Zoning Code and City of Wildomar General Plan.

Future Project Component

The plot plan also includes rough grading for a future 4,500 square foot pad area. At some point in the future, the property owner/applicant may choose to submit an application for a revised or new plot plan to allow for the development of the 4,500 square foot pad area. As part of the Initial Study evaluation, the future potential project component is incorporated in a general form into the overall project and (though no application has yet been submitted) is assumed to occur as part of the ultimate project. When a future project application is submitted the Lead Agency will determine what the level of environmental review is required.

FIGURE 2 – SITE PLAN

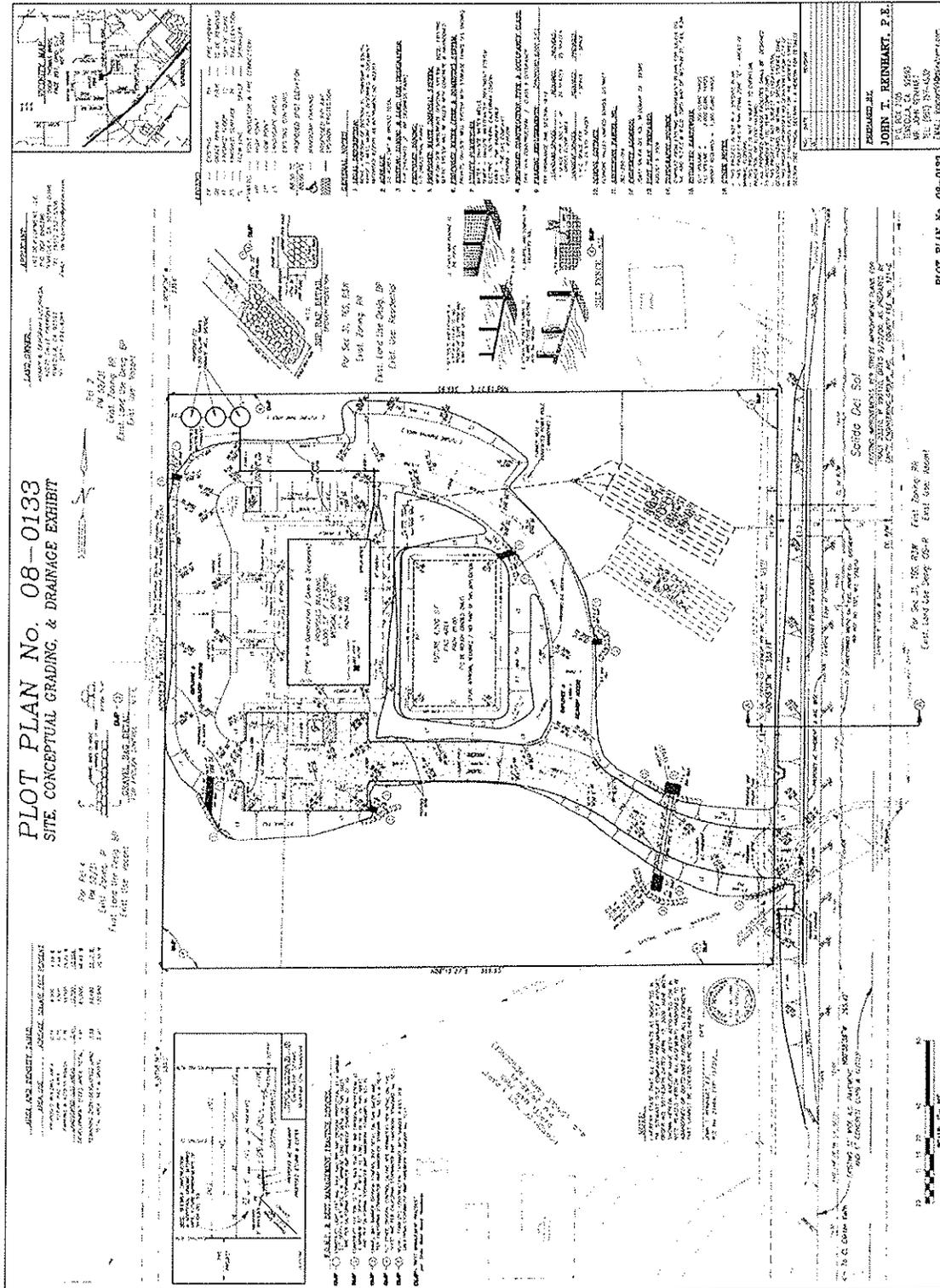


FIGURE 3 – AERIAL OF PROJECT SITE



III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title:

Clinton Keith Animal Hospital (08-0133)

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

Alia Kanani; (951) 677-7751

4. Project Location:

35951 Salida del Sol in the City of Wildomar; Assessors Parcel Number of 362-250-014

5. Project Sponsor's Name and Address:

LNT Development LLC; P.O. Box 890396, Temecula, CA 92592

6. General Plan Designation:

Current: Business Park (BP)

Proposed with General Plan Amendment: No changes proposed.

7. Zoning:

Current: Rural Residential (R-R)

Proposed with Change of Zone: Industrial Park (I-P)

8. Description of Project:

The proposed project consists of the construction of a 6,000 square foot veterinary hospital on a 3.0 acre site. The City development approval applications include a zone change and a plot plan application. The project also includes rough grading for a future 4,500 square foot pad area.

9. Surrounding Land Uses and Setting:

North – Zoning: Rural Residential; Land Use: Mobile home on a large lot

South - Zoning: Rural Residential; Land Use: Mobile home on a large lot

East – Zoning: Rural Residential; Land Use: Vacant lot/Open Space

West - Zoning: Rural Residential; Land Use: Mobile home on a large lot and Industrial Park (I-P);
Vacant lot

10. Other Public Agencies Whose Approval is Required:

None.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

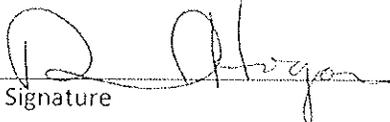
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to "Less Than Significant" impact are not shown here.

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

C. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

8/3/09
Date

DAVID HOGAN
Printed Name

PLANNING DIRECTOR
Title

IV. ENVIRONMENTAL ANALYSIS

1. AESTHETICS. Would the proposal:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	
e) Interfere with the night time use of the Mt. Palomar Observatory, as protected through the Mount Palomar Observatory Lighting Ordinance?			✓	

DISCUSSION

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact.

The proposed project is located in the southeast portion of the City and is not located in an area which is easily visible or distinguishable. The project would mostly be visible from the immediate surrounding area. The proposed veterinary hospital will be located on the rear of the lot near the western property line. The building will be limited to two stories with a maximum building height of 29 feet. Any project-level visual impacts will be addressed through the City's plot plan application process which will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, colors, etc. As a result, any scenic impacts are considered less than significant and no additional mitigation measures are required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?

No Impact.

Salida del Sol, Clinton Keith Road and Miguel Road have not been designated as scenic highways. Interstate 15 is considered a scenic highway however the proposed project site is located roughly 0.75 miles east of Interstate 15 and will not affect any scenic resources. The project site does not

contain and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Because the proposed project will not substantially damage any scenic resources, no significant impacts are anticipated and no mitigation measures are required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant.

The proposed project consists of a 6,000 square foot veterinary hospital and rough grading for a future 4,500 square foot pad area. The existing visual character of the area is a combination of mobile homes with numerous parked vehicles on each lot and vacant residential land. The project site was previously developed with single-family residence and several accessory structures. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Vegetation on the site consists of non-native grassland, weeds and several large pepper trees. The development of the veterinary hospital will alter the visual appearance of the area. The review of the plot plan application is to ensure that future development will be designed to ensure design compatibility and land use compatibility with the surrounding area. Given the less than pristine character of the site and City's development review standards the project is not expected to degrade the existing visual character of the area. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact.

Light and glare from new street lights, vehicles, and the future land uses will be generated and will contribute an additional increment of light and glare experienced in the project vicinity. The site is located within a partially urbanized area which already experiences some levels of light and/or glare from the existing development. The development of the project site will require the approval of a plot plan by the City of Wildomar. The City's plot plan application process is intended to ensure that future development will be designed to ensure design compatibility and to alleviate light and/or glare disturbances outside of the project boundary. As a result, no impacts are anticipated and no additional mitigation is required.

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

According to the General Plan, the project site is located 27 miles from the Mt. Palomar Observatory and falls within the Mt. Palomar Observatory special lighting district (Zone B). The project has the potential to result in additional impacts to the continued operation of the Mt. Palomar Observatory. Chapter 8.80 of the Wildomar Municipal Code restricts the use of certain light fixtures to limit light pollution from projects around the Mount Palomar Observatory. With the implementation of the standard requirements contained in Chapter 8.80 of the Wildomar Municipal Code, the project impacts to Mt. Palomar will be reduced to a level of less than significant.

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the standard requirements of Chapter 8.80 of the Wildomar Municipal Code regarding light pollution.

MITIGATION MEASURES

None.

2. AGRICULTURE RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

DISCUSSION

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact

The site is not classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, there is no potential to convert farmland to non-agricultural uses. The site is located within an urbanized area and is identified for urban development, not agricultural use, as identified in the City of Wildomar General Plan. As a result, no impacts are anticipated and no mitigation measures are required.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact

The project will not conflict with the existing zoning or an existing agricultural use, or a Williamson Act contract. Because there are no existing agricultural zoning or agricultural land use on the property and no agricultural uses envisioned in the future, no impacts are anticipated and no mitigation measures are required.

- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

No Impact

The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural uses. The project site and several of the surrounding parcels have been converted to residential land uses and are not being utilized for agricultural cultivation. The vacant lots to the east of the project site are designated as open space and are not being utilized for agricultural cultivation. As a result, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

3. AIR QUALITY. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?			✓	

DISCUSSION

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact

The proposed veterinary hospital is located within the City of Wildomar and within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (AQMD). The SCAQMD has adopted the 2007 Air Quality Management Plan (AQMP). The 2007 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The City of Wildomar General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use Designations that were used in the development of the AQMP. As a result, the proposed project is consistent with the AQMP and is not expected to obstruct the implementation of the 2007 AQMP.

The project is limited to a 6,000 square foot veterinary hospital on a 3.0 acre lot. Currently, the Clinton Keith Animal Hospital is located in the southern portion of town on Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. The proposed project will result in additional vehicle trips on the citywide road network. The veterinary hospital is expected to generate an average of 24 AM daily vehicle trips and an average of 28 PM daily trips. Also, trip generation rates were estimated for the veterinary hospital plus build out of the 4,500 square foot commercial building pad. Full build out is expected to generate an average of 43 AM daily vehicle trips and an average of 50 PM daily trips, which is slightly more than just the development of the veterinary hospital. It is not anticipated that

the average daily trips of patients and staff to the veterinary hospital will be considered significant and have permanent air quality impacts. Consequently, the proposed project will not conflict with or obstruct the implementation of the applicable regional air quality plan. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact

The project is limited to a 6,000 square foot veterinary hospital on a 3.0 acre lot. Currently, the Clinton Keith Animal Hospital is located in the southern portion of town near Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. While the proposed project will result in additional vehicle trips on the citywide road network, it is not anticipated that the average daily trips of patients and staff to the veterinary hospital will be considered significant and have permanent air quality impacts.

The proposed project will generate temporary construction related air quality impacts. These impacts are temporary in nature and are directly related to grading and construction activities of the site development. The air quality analysis contained in this Section includes project grading, infrastructure construction, building construction, paving, and landscape installation. The mitigated construction air quality emissions are summarized in Table 2. Construction related mitigation measures (AQ-1 through AQ-5) will be implemented reduce the temporary air quality impacts due to grading and construction activities. Construction of the veterinary hospital is not expected to exceed the thresholds for air quality emissions from an individual project have been established by the SCAQMD for the Southern California Air Basin (SoCAB).

**TABLE 2 - MITIGATED AVERAGE DAILY CONSTRUCTION AIR POLLUTION EMISSIONS
(pounds/day)**

	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	4.33	26.52	14.10	0.00	2.74	1.53
Winter	4.43	26.52	14.10	0.00	2.74	1.53
SCAQMD Significance Threshold	55	100	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

Area wide and Operational emissions from project-related traffic were calculated using the URBEMIS air quality model. The model was used to calculate the area and source emissions and the resulting operational emissions for an assumed project build-out in the Year 2010. The results are shown in the Table 3 for both the summer and winter conditions. As indicated below, there are no operational air quality impacts associated with implementation of the proposed project.

TABLE 3 - MITIGATED AVERAGE DAILY OPERATIONAL & AREAWIDE AIR POLLUTION EMISSIONS (pounds/day)

	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	1.59	2.16	20.22	0.02	3.44	0.68
Winter	1.65	2.57	17.97	0.02	3.43	0.67
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

Recent changes to State Law, the Global Warming Solutions Act of 2006, have established requirements to begin to deal with greenhouse gas emissions in California. One of the requirements in the law is for environmental documents to identify carbon dioxide emissions that are expected to occur as a result of the construction and operation of projects within the State. The anticipated carbon dioxide emissions during project construction and operation for both summer and winter periods are contained in Table 4 below.

Table 4 - MITIGATED CARBON DIOXIDE AIR POLLUTION EMISSIONS (pounds/day)

	Construction	Operation
Summer	2,371.75	2,090.35
Winter	2,371.75	1,894.29

Global climate change has become a major concern in recent years. While the exact effects of global climate change are not known, the best scientific opinions believe that over the next century the average temperature on the planet will increase between 2 and 5 degrees Celsius (3½ to 9 degrees Fahrenheit). The long term consequences of this increase in temperature include a variety of events that could potentially be destructive to human civilizations. Some of the potential changes that could result from planetary climate change include substantial increases in sea level, increased drought and desertification, reductions in global agriculture and food supplies, impacts to existing ecosystems, and a possible re-initiation of an ice age if oceanic circulation in the North Atlantic Ocean is effected. In the future, California will probably be most affected by increasing sea levels, extended drought conditions, increased flooding, and more severe wildfires.

Given the planet-wide causes of global climate change, it is unlikely that any substantial reduction in the rate or magnitude of climate change is possible at the local level. Long-term solutions to global climate change will probably require extensive reductions in the use of fossil fuels and the increases in the use of alternate energy sources. On the level of a small scale development project, there are a number of items that could help minimize the severity of the adverse effects of global climate change. These items include increased energy efficiency (including the use of light colored/highly reflective roof materials), enhanced land use connectivity (between work, services, school and recreation), reductions in vehicle miles driven, increases in mass transit use, and increased open space conservation.

As discussed in this Section, the construction and operation of the proposed project will not violate air quality standards, exceed AQMD significance thresholds, and by inference, significantly impact air quality. Even though no significant air quality impacts are anticipated, essential air quality

mitigation measures addressing particulate matter and volatile organic gases are being incorporated into this project to ensure construction compatibility with the surrounding area. As a result, the air quality impacts are expected to be less than significant.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less Than Significant Impact

The proposed project has the potential to contribute toward in a cumulatively net increase of any criteria pollutant for which the South Coast Air Basin is a non-attainment area under an applicable air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). However, all of Southern California is within a non-attainment region for these criteria pollutants (ozone and particulate matter). Consequently, the project will probably result in an insignificant incremental increase that is not expected to significantly contribute to the non-attainment status of the region. As a result, and pursuant to CEQA Guidelines Section 15064(h), these impacts are considered less than significant and no additional mitigation measures beyond those listed below are required.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Less Than Significant Impact

Sensitive receptors to substantial pollutant concentrations include population groups which are more susceptible to air pollution (i.e. sensitive receptors) include young children, the elderly, and the acutely and chronically ill (especially those with cardio-respiratory disease). The surrounding area is mostly vacant with several mobile/single-family homes on large lots to the north, south and west. The vacant lots to the east of the project site of the site do not contain any sensitive receptors. The nearest sensitive receptor is the Inland Valley Medical Center, which is located approximately 0.75 miles from the project site. Although there are no sensitive receptors immediately adjacent to the project site, construction mitigation measures (AQ-1 through AQ-5) will be implemented reduce the impacts to sensitive receptors to less than significant.

- e) **Create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact

Many agricultural and industrial businesses can create objectionable odors. Examples include dairies, composting operations, refineries, chemical plants, fiberglass molding, wastewater treatment plants, and landfills. Since the project does not contain any of these operations and all business operations will be confined within the building, the project is not expected to create objectionable odors with the potential to affect a substantial number of people. However, since the use is an animal hospital it is possible that odors associated with the treatment of animals may be apparent but it is very unlikely. There is also the possibility that potentially objectionable odors may result from project construction. Any impacts which may occur during project construction will be of short duration and are not expected to effect nearby residents. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

- AQ-1 The City of Wildomar will require construction contractors to apply water to the disturbed portions of the project site at least three times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the City of Wildomar will require contractors to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.
- AQ-2 The project will comply with regional rules such as SCAQMD Rules 402, 403 and 404, which would assist in reducing short-term air pollutant emissions. These dust suppression techniques are summarized below.
- a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.
 - b. All onsite roads will be paved as soon as feasible or watered periodically or chemically stabilized.
 - c. All material transported offsite will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.
 - e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.
- AQ-3 All material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.
- AQ-4 All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the City and the contracted construction company with penalty clauses for violation of this speed limit.
- AQ-5 All engines will be properly operated and maintained. Proper tune for all diesel-powered vehicles and equipment in the South Coast Air Basin requires that fuel injection timing be retarded 2 degrees from the manufacturer's recommendation and use high pressure injectors.

4. BIOLOGICAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?			✓	

DISCUSSION

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less than Significant Impact

The project site was previously developed with single-family residence and several accessory structures. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundation, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). The site is significantly disturbed due to previous

development and the vegetation on the site includes non-native grassland, weeds and seven large pepper trees. According to the Burrowing Owl Survey, no significant wildlife habitats or species were identified on the site. The project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals. However, according to the MSHCP the proposed project area was identified as potential habitat for the burrowing owl. A burrowing owl survey was prepared by Principe and Associates on July 27, 2009. The survey indicated that no burrowing owl species or habitat was found on the proposed project site. The project will be conditioned to require a burrowing owl survey prior to grading if grading is to occur during the breeding/nesting season (March 1st- August 15th).

The MSHCP contains requirements to address anticipated urban/wildland interface issues associated with the conservation areas. Section 6.1.4 of the MSHCP sets forth guidelines to address indirect edge effects associated with locating development adjacent to MSHCP Conservation Areas. These edge effects can adversely affect the biological resources within an identified Conservation Area. The Guidelines provide direction on drainage, the application of toxic chemicals, lighting, noise, invasive plant species, barriers to animal movement, and grading issues. However, the project is surrounded by urban development, is not adjacent to any wildland areas. Consequently, the proposed project is consistent with the provisions of the MSHCP.

As a result, the project will have a less than significant impact on habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less than Significant Impact

The project site does not contain any riparian habitats or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. As a result, no wetland impacts are anticipated and no mitigation measures are required.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less than Significant Impact

The proposed project does not contain and will not have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. As a result, no wetland impacts are anticipated and no mitigation measures are required.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact

The project site is surrounded by several mobile/single-family homes and adjacent to an Urban Arterial, Clinton Keith, which creates a variety of existing obstacles to the movement of wildlife. The additional development associated with the project is not expected to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. In addition, the proposed project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell (corridor) Areas and therefore the project does not conflict with the MSHCP planning goals. Consequently, the impacts are anticipated to be less than significant and no mitigation measures are required.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Less Than Significant Impact

The City of Wildomar does not have local policies or ordinances protecting biological resources. However the City is subject to compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is located outside the MSHCP Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals. It is anticipated that implementation of the project will have a less than significant impact on significant biological resource impacts.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Less Than Significant Impact

As previously discussed the proposed project is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on conservation of species and associated habitats in Western Riverside County. The MSHCP will serve as a HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973, as amended, as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The overall goal of the MSHCP is the conservation of 500,000 acres and focuses on the conservation of 146 plant and animal species. The proposed project is located within the MSHCP however it is located outside the MSHCP Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals.

STANDARD CONDITIONS & REQUIREMENTS

1. The Western Riverside County Multiple Species Habitat Conservation Plan requires a burrowing owl survey prior to grading if grading is to occur during the breeding/nesting season (March 1st- August 15th).

MITIGATION MEASURES

None.

5. CULTURAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			✓	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

DISCUSSION

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less Than Significant Impact

The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Environmental Quality Act. According to the several of the technical reports, there are no historic structures located on the site. An existing single-family residence and several accessory structures were located the project site but were destroyed by a fire over ten years ago. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). In addition, the Wildomar General Plan does not identify historical resources on the project site. Since no historic structures are currently located on the site or adjacent to the site, no significant impacts to historic resources are anticipated and no mitigation measures are required.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact

The project will not cause a substantial adverse change in the significance of an archaeological resource. Based on the technical studies and General Plan maps, no substantial adverse change in the significance of any archaeological resource will result from project implementation. However, because archaeological resource sites have been identified within the City of Wildomar, there is the potential for the unanticipated discovery of these resources. Since these resources are known to exist in the general area, the mitigation measures listed in this Section (CUL-1 through CUL 6) will insure that any unanticipated discovery will not have a significant impact on archeological

resources.

According to the Riverside County GIS, the project site is not located within Native American Tribal Lands. However, historically there have been tribal activities in and around the Wildomar area. However, there is a potential for the inadvertent discovery of previously unknown resources. As a result, with the implementation of the mitigation measures (CUL-1 through CUL-6) identified in this Section, any impacts are expected to be at a less than significant level.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less Than Significant Impact with Mitigation Incorporated

The site has been identified as having a high potential/sensitivity (High A) for paleontological resources according to the Wildomar General Plan Paleontological Sensitivity Resources Map. Geologic formations in the in the high sensitivity area are known to have fossilized body elements and trace fossils such as tracks, nests and eggs. These fossils can occur at or below the surface. According to the technical reports prepared for the site, subsurface soils are alluvial/colluvial soils overlaying granite bedrock and undocumented infill soils. The Pauba Formation, a Pleistocene age alluvial sandstone known for containing paleontological resources, is prevalent within the City of Wildomar. While the Pauba Formation was not identified on the site during initial surveys, mitigation measures (CUL-7) will be included paleontological resources are found during grading and therefore the impacts are expected to be at a less than significant level.

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

Less Than Significant Impact

The project site does not contain any previously identified cemetery. No on-site burials are known to have occurred on site. Although there are no known archaeological resources on the project site, in the event human remains are encountered during ground disturbing activities the mitigation measures (CUL-1 through CUL-6) identified below will reduce any impacts to a level of less than significant

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

- CUL-1 An archeological monitor shall be present during all earthmoving to insure protection of any accidentally discovered potentially significant resources. All cultural resources unearthed by project construction activities shall be evaluated by a qualified archeologist. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared. The report shall include a list of the resources recovered, documentation of each site/locality, and interpretation of resources recovered. The City of Wildomar shall designate repositories in the event the significant resources are recovered.

- CUL-2 At least 30 days prior to seeking a grading permit, the project applicant shall contact the appropriate Tribe¹ to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.
- CUL-3 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.
- CUL-4 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- CUL-5 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- CUL-6 If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Developer, the project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar.
- CUL-7 Prior to the issuance of a grading permit, the developer shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project proponent shall notify the City of Wildomar and retain a qualified

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

paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

6. GEOLOGY AND SOILS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?		✓		
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?		✓		
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓	

DISCUSSION

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

Less Than Significant Impact with Mitigation Incorporated

The project is located within seismically active Southern California and is expected to experience strong ground motions from earthquakes caused by both local and regional faults. The nearest active fault to the project site is the Wildomar branch of the Elsinore Fault Zone, located approximately 1.1 miles from the project site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) or the Riverside County Fault Zone. The potential impacts related to the Elsinore Fault Zone (as well as other regional faults) are addressed through compliance with standard measures contained in the California Building Code and City of Wildomar Municipal Code and those recommended mitigation contained in Mitigation Measure GEO-1. With the implementation of the standard code provisions and Mitigation Measure GEO-1, the anticipated impacts from regional ground shaking are expected to be reduced to a less than significant level.

ii) Strong seismic ground shaking?

Less Than Significant Impact with Mitigation Incorporated

The proposed project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The project site is located in an area of high regional seismicity and may experience horizontal ground acceleration during an earthquake along the Wildomar branch of the Elsinore Fault Zone, which is located approximately 1.1 miles away, or other fault zones throughout the region. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) or the Riverside County Fault Zone. The project site has been and will continue to be directly affected by seismic activity to some degree. Compliance with recommendations identified in the preliminary geotechnical investigation (and referenced in Mitigation Measure GEO-1) and the requirements contained in the California Building Code and City of Wildomar Municipal Code regarding structures and construction and those recommended mitigation measures contained in this document ensures that any impacts will be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact with Mitigation Incorporated

According to the Riverside County GIS and City of Wildomar General Plan the project site is located in an area that is designated as having a moderate potential for liquefaction. To address any potential impacts from other seismic-related ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

iv) Landslides?

No Impact

The proposed project is not expected expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Due to the relatively level terrain for the proposed project area, this site is not subject to landslide, collapse,

or rockfall hazards. The project site is located within an area of general seismic activity, but does not contain areas subject of unstable geologic units or soil. According to the Riverside County GIS and City of Wildomar General Plan the project site has no potential for landslides. Additionally, due to the proposed project site's distance from boulders or other rock formations there is no potential for mudslide or rockfall hazards. As a result, no impacts are anticipated; therefore, no additional mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact

As with any development, soil erosion can result during construction, as grading and construction can loosen surface soils and make soils susceptible to effects of wind and water movement across the surface. The City routinely requires the submittal of detailed Erosion Control Plans with any grading plans. The implementation of this standard requirement is expected to address any erosional issues associated with the grading of the site. As a result, these impacts are not considered to be significant if the implementation of the necessary erosion and runoff control measures required as part of the approval of a grading plan. No additional mitigation measures are required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact

Riverside County GIS and City of Wildomar General Plan the project site is located in an area that is designated as having a moderate potential for liquefaction. To address any potential impacts related to ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact

According to the geotechnical report, the native soils beneath the site have a very low expansion as defined in the California Building Code. As a result, no significant impacts are anticipated and no specific mitigation is required.

e) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Less than Significant with Mitigation Incorporated

The project site was previously developed with single-family residence and several accessory structures, which utilized onsite subsurface sewage disposal system and leach fields to treat waste

water from the site. An onsite sewage disposal feasibility report was prepared by T.H.E Soils Co., Inc. for the proposed project due to the fact that the project will incorporate the use of septic tanks and leach field to treat waste water disposal. The report concluded that soils are capable of adequately supporting the use of an onsite subsurface sewage disposal system for the proposed project with the incorporation of specific design recommendations during site development. Incorporation of the standard conditions and design recommendations during site development will reduce the impact to less than significant.

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the California Building Code and City of Wildomar Municipal Code.
2. Prior to issue of a grading permit, the applicant shall provide an updated soils report to the City of Wildomar Building Department to address expansive soils.

MITIGATION MEASURES

- GEO-1 Comply with the seismic and site stability recommendations contained in the "Preliminary Geotechnical Evaluation," prepared by Academy Consulting Corporation (as amended or updated).

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

DISCUSSION

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less Than Significant Impact

The project proposes a veterinary hospital which would involve the use of small amounts of hazardous materials, primarily household cleaners, animal waste products and carcasses. The Riverside County of Environmental Health Department regulates the disposal of Sharps (used needles) and other medical waste associated with veterinary hospitals. Pet waste is disposed of through the sanitary system, same as human waste, and animal carcasses are kept frozen until removed by a private disposal service provider (this occurs almost daily). The proposed veterinary hospital will use an electronic x-ray machine and therefore it will not generate any additional hazardous waste from the x-ray machine. The project may create an additional increment of hazard to the public or the environment through the routine transport, use or disposal of hazardous materials due to the operation of the veterinary hospital. However, due to the quantity and nature of these materials, these impacts are expected to be less than significant.

During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a hazard to people and the environment. Prior to initiating construction, a Stormwater Pollution Prevention Plan will be approved by the City of Wildomar to address any construction-related spills or accidents. This requirement is included in Mitigation Measure HAZ-1. With Mitigation Measure HAZ-1, the project is not expected to result in a significant impact on the environment.

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact

The project has some potential may create a hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment associated with the operation of veterinary hospital. However, due to the small quantity and limited nature of these materials, these impacts will be considered less than significant. No significant impacts are anticipated and no additional mitigation measures are required.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact

The project site is not located within one-quarter mile of an existing or proposed school. As a result, no impacts are anticipated and no mitigation measures are required.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact

The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. The technical studies provided did not identify any on-site hazardous material issues. A review of the information on the Department of Toxic Substances Control

website (www.envirostor.dtsc.ca.gov) did not identify any other sites on or adjacent to the project site. Consequently, no impacts are anticipated and no mitigation measures are required.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact

The project site is not located within any airport land use plan. The closest airport is French Valley Airport which is located about 5.5 miles east southeast of the project site. Given the distance and that the project is not in the airport land use plan for the French Valley Airport, no significant impacts to the project are anticipated and no mitigation measures are required.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact

The project site is not located in close proximity to a private airstrip. The closest private airstrip is Skylark Field which is located at the south end of Lake Elsinore, approximately six miles northwest of the project site. Skylark Field is used primarily for skydiving aircraft which commonly drop parachutists into the nearby back bay area south of the lake. Because of the limited use as well as the distance between the project site and Skylark Field, no impacts are anticipated and no mitigation measures are required.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact

The proposed project will not conflict with any emergency response or evacuation plans. Access to the project site is taken from Salida del Sol off of Clinton Keith Road from the south or from La Estrella Street from the north. The project is not expected to interfere with an adopted emergency response plan or emergency evacuation plan. As a result, no significant impacts are anticipated and no mitigation measures are required.

- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

Less Than Significant Impact

The project site is located in the High Wildfire Zone area per the City of Wildomar General Plan and Riverside GIS Maps. Any development in a high fire area has the potential to be at a higher risk from wildland fires. The purpose of the wildland fire hazard area designations is to address safety concerns in potentially dangerous wildland fire areas. The project will be conditioned to require the clearance from the Riverside County Fire Department prior to issuance of grading and building permits. Since clearance from the Riverside County Fire Department will be required prior to

issuance of grading and building permits, the impact is considered less than significant and no specific mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to medical waste generation, storage, or treatment. Prior to the operation of the animal hospital, the owners/operators shall submit an application for a permit to the LEA section.
2. Prior to the issuance of grading and building permits, grading and building plans shall be approved by the Riverside County Fire Department.

MITIGATION MEASURES

- HAZ-1 All spills or leakage of petroleum products during construction and operational activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the Stormwater Pollution Prevention Plan prepared for the project development.

8. HYDROLOGY AND WATER QUALITY. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		✓		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?		✓		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?			✓	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

DISCUSSION

a) **Violate any water quality standards or waste discharge requirements?**

Less Than Significant Impact with Mitigation Incorporated

The project falls under the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB) and is located in the Santa Margarita Watershed. A draft Water Quality Management Plan (WQMP) was prepared for the project. The draft WQMP identified best management practices (BMP's) and other measures necessary to protect water quality. The BMP's identified in the Preliminary WQMP include design components such as the channeling site runoff into landscape areas, incorporation of a drainage pipe under the driveway to continue the natural drainage flow along the eastern property line, berms along the driveway to channel water to landscaped areas, installation of rip rap and business owner and employee education to operate and maintain the center in a water quality friendly manner. Prior to the issuance of a grading permit, the applicant will be required to submit, and obtain City approval of, a Final Water Quality Management Plan based upon the project approved by the City. This requirement is incorporated into Mitigation Measure HYD-1. As a result of the best management practices and other measures contained in the Preliminary WQMP, the project is not expected to violate any water quality standards, waste discharge requirements, or have a significant impact on the environment.

b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant Impact

The previous residence on the project site utilized onsite wells for potable water. The existing well has been abandoned and will be filled with concrete. The proposed project will utilize a new onsite well system for potable water for the veterinary hospital. The water will be stored in three 5,000 gallon tanks on the northwest corner of the property. The project will be conditioned to obtain approvals from the Riverside County Department of Environmental Health for the installation of a new onsite well system for potable water. The use of wells for potable water may also need to be approved by the Elsinore Valley Municipal Water District (EVMWD), since existing groundwater supplies in the area are managed by the EVMWD to ensure continuing local water supplies. These management activities include an emphasis on groundwater recharge. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant and no mitigation measures are required.

c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?**

Less Than Significant Impact

The project as proposed will not alter the course of any river or stream and will not alter the current drainage pattern in such a way as to cause flooding. The current drainage pattern on the site primarily runs northeast to southwest from Salida del Sol to the southeast corner of the property. This drainage pattern is expected to remain the same after the project is constructed. The project engineer has designed a drainage pipe across the driveway to ensure that the current sheet flows continue to follow the natural drainage flow on this portion of the property. Consequently no impacts are anticipated and mitigation measures are required.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?**

Less Than Significant Impact

The project as proposed will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site. The current drainage pattern on the site primarily runs northeast to southwest along Salida del Sol across the southeast corner of the property and this is expected to remain the same after the project is constructed. The remainder of the water flows with the natural terrain of the project site including a natural drainage culvert that runs north to south along the eastern property line. Other post-construction BMPs will be incorporated into the project design to retain the existing drainage patterns of the site. As a result, no significant impacts are anticipated and no mitigation measures are required.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Less Than Significant Impact

The requirements of the urban runoff program for the Santa Margarita Watershed require that post-development flows do not exceed the pre-development flows for 2-year, 24 hour-and 10-year, 24-hour rainfall events. A Preliminary Water Quality Management Plan (WQMP) was submitted for review of drainage patterns and BMP's with the application for the zone change and plot plan. The Final WQMP for the proposed project will be required to ensure that post-development flows do not exceed the pre-development flows for 2-year, 24 hour-and 10-year. This requirement is contained in Mitigation Measure HYD-1. With the implementation of Mitigation Measure HYD-1, any impacts are considered less than significant and no additional mitigation measures are required.

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

Less Than Significant Impact with Mitigation Incorporated

The project as proposed will not otherwise substantially degrade water quality. Compliance with the requirements of the Stormwater Pollution Prevention Program (Mitigation Measures HAZ-1), WQMP (Mitigation Measure HYD-1), and the City of Wildomar's erosion control requirements will ensure that significant water quality impacts and violations of standards and requirements do not occur. With these mitigation measures and standard requirements, any water quality impacts are expected to be less than significant and no additional mitigation measures are required.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact

The project is proposing to construct a veterinary hospital. Consequently, the proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map. As a result, no impacts are anticipated and no mitigation is required.

- h) **Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?**

Less Than Significant Impact

The project does not propose to impede or redirect any of the existing drainage flows. The project site is located within Zone "X" according to Panel 2705 of Map Number 06065C27050. The Federal Emergency Management Agency (FEMA) describes Zone X as area determined to be outside the 0.2% annual chance floodplain. The project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated and no mitigation measures are required.

- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact

The proposed project will is not located within a dam inundation area or an area that is expected to experience severe flooding as the proposed project is located outside of the 100-year flood hazard area. In addition, the proposed building will be located at the highest elevation, 1389 feet for the finished pad, on the lot. Consequently, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impacts are anticipated and no mitigation required.

- j) **Inundation by seiche, tsunami, or mudflow?**

No Impact

The project site is not located in an area that is subject to seiches, mudflows, or tsunamis. As a result, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

HYD-1 Prior to the approval of the grading permit, the City shall review and approve the Final Water Quality Management Plan as required by the program requirements in effect at that time.

9. LAND USE AND PLANNING. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?			✓	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

a) Physically divide an established community?

Less Than Significant Impact

The project site is located on Salida del Sol approximately 261 feet from the intersection Salida del Sol and Clinton Keith Road. The surrounding area is mostly vacant with several mobile/single-family homes on large lots to the north, south and west. The lots directly east of the project site are vacant. The project site was previously developed with single-family residence and several accessory structures. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). The surrounding area is zoned Rural Residential (R-R) with the exception of one lot adjacent to the project site on the southwest side that is zoned Industrial Park. The Wildomar General Plan land use designation for the project site and adjacent lots is Business Park. The applicant is applying for zone change for the project site to be rezoned to Industrial Park to allow for the veterinary hospital and to be consistent with the land use designation of the General Plan. In addition, the project is not proposing to eliminate any of the existing streets in the area or to create any new arterial roadways or structures that would divide the community. As a result, no significant impacts are anticipated and no mitigation measures are required.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact

The project site and surrounding area is zoned Rural Residential (R-R) with the exception of one lot adjacent to the project site on the southwest that is zoned Industrial Park (I-P). The proposed project, a veterinary hospital, is inconsistent with the R-R zoning designation. The applicant is

applying for zone change for the project site to be rezoned to I-P to allow for the veterinary hospital. The Wildomar General Plan land use designation for the project site and adjacent lots to the north, south and west is Business Park. The properties to the east are designated Open Space Recreational (OS-R). The project site is currently consistent with the land use designation of the General Plan. Consequently, the proposed project will not conflict with any applicable land use plan, policy, or regulation with the approval the zone change application. As a result, no impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

As previously discussed, the project site is not located with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) or MSHCP criteria cell area and therefore the proposed project does not conflict with a habitat conservation plan. A burrowing owl survey was requested since the site was identified by the County of Riverside for potential burrowing owl habitat. A report prepared by Principe and Associates indentified that no burrowing owl species or habitat was found on the project site. A more detailed discussion of the Burrowing Owl can be found in the Biological Resources section. As a result of the MSHCP designation and survey results, no impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

10. MINERAL RESOURCES. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

DISCUSSION

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

No Impact

The project site is located within Mineral Zone MRZ-3 according to the Wildomar General Plan. However, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. In addition, the soils information contained in the several of the technical studies, including the geotechnical and onsite sewage feasibility study, did not identify any significant mineral resources. There are no known mineral resources on the proposed project site that would be of value to the region or the residents of the State. As a result, no impacts are anticipated and no mitigation measures are required.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact

According to the City of Wildomar General Plan, there are no known mineral resources on the proposed project site that would result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan be of value to the region or the residents of the State. As a result, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

11. NOISE. Would the project result in:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

DISCUSSION

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

Less Than Significant Impact

The site is currently primarily vacant and has a minimal contribution to local noise levels. The surrounding properties to the east are vacant and the properties to the north, south and west have mobile/single-family homes on large lots. Once constructed, the proposed project will result in a minor incremental increase in noise levels mostly due to vehicular traffic to and from the veterinary hospital. The development standards in Chapter 17.96 of the Wildomar Zoning Code require that industrial properties that abut a residential zoned property shall have a minimum 50 foot setback. There are residential zoned properties on the north, south and west property lines of the proposed project. The proposed veterinary building is setback from the north, south and west property lines beyond the minimum 50 foot setbacks which will reduce the potential noise impacts to the adjacent residential properties. In addition, Chapter 17.96 requires that parking, loading, trash and service areas shall be screened to minimize noise.

During project construction, there will be a short term increase in noise levels. Most of this construction noise is expected to result from site grading and the building construction. To ensure compliance with community standards, the project will be conditioned to comply with the provisions of Chapter 9.52 of the Wildomar Municipal Code, as summarized in Mitigation Measure NOI-1, to minimize any adverse effects.

Permanent and temporary construction noise levels are not expected to exceed the established noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. With the implementation of standard conditions/requirements and Mitigation Measure NOI-1, no significant noise impacts are expected to occur.

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

Less Than Significant Impact

Groundborne vibrations and noise can result from both the construction and grading of the site. According to the geotechnical study, there are no soil conditions on the site that require the use of unusual grading equipment or blasting which would result in the creation of excessive groundborne vibrations. While some localized vibrations may occur during the grading and soil hauling activities, any impacts are expected to non-significant and limited to the project site. The proposed project is limited to a veterinary hospital. Once the project is completed no excessive ground vibrations or noises are expected to occur. Based upon these anticipated impacts and site development requirements, no significant impacts are anticipated.

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

Less Than Significant Impact

The proposed project will result in increases in ambient noise levels above existing levels without the project. The site is currently primarily vacant and has a minimal contribution to local ambient noise levels. Existing ambient noise is generated from Clinton Keith Road which is 280 feet south of the project site. The surrounding properties to the east are vacant and the properties to the north, south and west have mobile/single-family homes on large lots. Once constructed, the proposed project will result in a minor incremental increase in ambient noise levels mostly due to vehicular traffic to and from the veterinary hospital.

The most noticeable source of non-automotive noise from commercial development is from roof-mounted equipment (such as exhaust fans and air conditioners). The development standards in Chapter 17.96 of the Wildomar Zoning Code require that industrial properties that abut a residential zoned property shall have a minimum 50 foot setback. There are residential zoned properties on the north, south and west property lines of the proposed project. The proposed veterinary building is setback from the north, south and west property lines beyond the minimum 50 foot setbacks which will reduce the potential noise impacts to the adjacent residential properties. In addition, Chapter 17.96 requires that parking, loading, trash and service areas shall be screened to minimize noise. Implementation of the development standards of Chapter 17.96

will reduce the ambient noise of the proposed project to a less than significant impact.

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

Less Than Significant Impact with the Incorporated Mitigation

The proposed project will result in temporary increase in ambient noise levels above existing levels without the project during project construction. This is expected to occur as the existing structures are demolished, the site graded, and the building and other site improvements constructed. These noise impacts have the potential to be significant considering the distance to adjacent residents and the amount of soil export required to construct the project.

Chapter 9.52 of the Wildomar Municipal Code requires that all construction activities (except in emergencies) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). All construction activities shall comply with the noise ordinance performance standards where technically and economically feasible, and that all construction equipment shall use properly operating mufflers. In addition, people working near the heavy equipment will be exposed to high noise levels for short periods of time. This level, however, is below the Occupational Safety and Health Administration (OSHA) noise exposure limit of 90 dBA for 8 hours per day. The City and private contractors are required to comply with OSHA requirements for employee protection during construction. With the implementation of standard conditions/requirements and mitigation measures (NOI-1), no significant noise impacts are expected to occur.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact

The project site is not located within the influence area for any airport. The closest general aviation airfield is French Valley Airport, approximately 5.5 miles southeast, and outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated and no mitigation measures are required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact

Skylark Field is located approximately 6.0 miles north of the project site in the City of Lake Elsinore. Skylark Airport is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield and the distance to the project site, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

1. The proposed project shall comply with the development standard of Chapter 17.96 of the City of Wildomar Zoning Code.

MITIGATION MEASURES

NOI-1 Implementation of the following construction noise mitigation measures can reduce potential noise impacts to a less than significant level:

- All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May).
- All construction activities shall comply with the noise ordinance performance standards where technically and economically feasible.
- Where practicable, during the construction phase of the proposed project, the construction contractor shall utilize construction methods or equipment that will provide the lowest level of noise impact, i.e., use newer equipment that will generate lower noise levels.
- During all project site excavation and grading activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

12. POPULATION AND HOUSING. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

DISCUSSION

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact

The proposed project will provide a neighborhood-serving commercial use, a veterinary hospital, for existing and future residents in the surrounding area. The project is not expected to result in a substantial increase in local population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Currently, the Clinton Keith Animal Hospital is located in the southern portion of town near Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. As a result, any impacts related to the proposed project site are considered less than significant and no additional mitigation measures are required.

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

Less Than Significant Impact

An existing single-family residence and several accessory structures were located the project site but were destroyed by a fire over ten years ago. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Since the project site is vacant, the impact is not expected to be significant to existing housing units, as there are no housing units, and the construction of replacement housing is not required. In addition, the Wildomar General Plan land use designation for the project site is Business Park and the applicant is applying for zone change to Industrial Park. Upon approval of the zone change, the proposed project will be consistent with the

zoning designation of I-P. There are many housing units available within the community and surrounding area. Consequently, the project will not displace a significant existing housing and impact the housing demand of the City of Wildomar. As a result, no significant impacts are anticipated and no mitigation measure is required.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact

An existing single-family residence and several accessory structures were located the project site but were destroyed by a fire over ten years ago. Currently, the project site is primarily vacant with the exception of small dilapidated woodshed, concrete foundations, septic tank and wood piles from the previous development (Reinhart, 2008). Since the project site is vacant, the impact is not expected to be significant to a substantial number of people, as there are no occupants of the site, and the construction of replacement housing is not required. In addition, the Wildomar General Plan land use designation for the project site is Business Park and the applicant is applying for zone change to Industrial Park. Upon approval of the zone change, the proposed project will be consistent with the zoning designation of I-P. There are many housing units available within the community and surrounding area. Consequently, the project will not displace a significant number of existing residents. As a result, no impacts are anticipated; and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?				✓
e) Other public facilities?			✓	

DISCUSSION

a) Fire protection?

Less Than Significant Impact

The Riverside County Fire Department provides fire protection and safety services to the City of Wildomar. The nearest fire station is Wildomar Fire Station #61, located at 32637 Gruwell Street, approximately 3.5 miles from the project site. In addition to Station #61, there are several other Riverside County fire stations in the surrounding area that would be able to provide fire protection safety services to the project site if needed. The project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

b) Police protection?

Less Than Significant Impact

Police protection services are provided the Riverside County Sheriff's Department. The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 9.2 miles from the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol with additional support from the local County Sheriff's Department. The project has been conditioned for the payment of the standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. As a result, the project is not expected to result in activities that create unusual police protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

c) **Schools?**

Less Than Significant Impact

The proposed project is located within the Lake Elsinore Unified School District (LEUSD). LEUSD has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development. Due to the commercial use of the proposed project, a veterinary hospital, the project will not generate any additional students into the district and has no potential to directly impact to the local school system because no new population will be generated on the project site. The project will be conditioned to comply with School Mitigation Impact Fees established by the Elsinore Unified School District to mitigate the potential effects to school services. As a result, no impacts are anticipated.

d) **Parks?**

No Impact

The proposed project is commercial in nature and is not expected to directly affect community recreational facilities. In addition, the project will also not adversely affect any existing parks, recreation sites or programs. As a result no impacts are anticipated.

e) **Other public facilities?**

Less Than Significant Impact

The proposed project may result in a slight increase in the demand for other governmental services such as the economic development and the other community support services commonly provided by the City of Wildomar. Currently, the Clinton Keith Animal Hospital is located in the southern portion of the town on Clinton Keith Road (west of Interstate 15) and upon the completion of the new building, the veterinary hospital will move to the proposed project site. The demand for these additional public service impacts will be incremental and minor because of the small size of the project and existing use. This increment of impact will be mitigated through the payment of the appropriate development impact fees and through the City budget for non-impact fee programs and expenses. The City budget is based upon a combination of property tax, sales tax, user fees, and State and Federal government pass-through funding. Most of these revenue sources are from commercial sales, population, or development related, which means the more residents or business activity within the City, the greater the amount of funding that could be available. As a result, the project will not result in any significant impacts to these services, and no additional mitigation measures, beyond the standard requirements, are required.

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to issuance of any building permit, the developer shall pay the required Development Impact Fees for police and fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance.
2. Prior to issuance of any building permit, the developer shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance.

MITIGATION MEASURES

None.

14. RECREATION. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

DISCUSSION

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact

The proposed project is a commercial use, a veterinary hospital, and is not expected to increase the impact on existing neighborhood and regional parks or other recreational facilities. There are also no parks or recreational facilities in close proximity to the project site. As a result no impacts are anticipated.

- b) **Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

No Impact

The proposed project is a commercial use, a veterinary hospital, and is not expected to require the construction or expansion of new recreational facilities. There are no parks or recreational facilities included in the project. According to the Wildomar General Plan Trails and Bikeway System Map, a Regional Trail will be located on the east side of Salida del Sol (across the street from the proposed project). The proposed project will not be required to implement a trail system. As a result no impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

15. TRANSPORTATION/TRAFFIC. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
f) Result in inadequate parking capacity?			✓	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

DISCUSSION

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less Than Significant Impact

The project is located on the west side of Salida del Sol. Clinton Keith Road, the nearest major intersection, is approximately 280 feet the south of the project site. The project site is 0.75 miles from Interstate 15. According to the Wildomar General Plan, Salida del Sol is categorized as an Collector Street. The typical Collector Street is located within a 74 foot right-of-way and, at build-out, is expected to consist of one lane in each direction. Clinton Keith Road is designated as an Urban Arterial with a 152 foot right-of-way according to the Wildomar General Plan. Clinton Keith Road adjacent to Salida del Sol has four lanes with two in each direction.

Intersection and roadway functioning is often described by its Level of Service (LOS). LOS "A" constitutes light traffic conditions with no interruptions in service or delays at intersections. While LOS "F" represents congested and unstable conditions with slow moving traffic accompanied with significant delays at many intersections. The City General Plan establishes a citywide goal for intersection performance during peak traffic periods at Level of Service "D" or better. The existing levels of service for a typical collector street and urban arterial are shown in Table 5.

TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS

Roadway Classification	Number of Lanes	Maximum Two-Way Traffic Volume (ADT)*		
		Service Level C	Service Level D	Service Level E
Collector	2	10,400	11,700	13,000
Urban Arterial	6	43,100	48,500	53,900

* From Circulation Element of the Wildomar General Plan

The proposed project will result in additional vehicle trips on the citywide road network. The veterinary hospital is expected to generate an average of 24 AM daily vehicle trips and an average of 28 PM daily trips. Also, trip generation rates were estimated for the veterinary hospital plus build out of the 4,500 square foot commercial building pad. Full build out is expected to generate an average of 43 AM daily vehicle trips and an average of 50 PM daily trips, which is slightly more than just the development of the veterinary hospital. Most of these vehicle trips will access the citywide road network via Clinton Keith Road and Salida del Sol. It is not anticipated that the additional trips will significantly decrease the current LOS rating for Salida del Sol and Clinton Keith Road. The calculation of the estimated vehicle trips is contained in Table 6.

TABLE 6 – ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT

	Area (ft ²)	AM Trip Generation Rate	AM Trip Generated	PM Trip Generation Rate	PM Trip Generated
Veterinary Hospital	6,000	4.08 per 1000 ft ²	24	4.72per 1000 ft ²	28
Veterinary Hospital and Future Building Pad	10,500	4.08 per 1000 ft ²	43	4.72per 1000 ft ²	50

The proposed project is consistent with the General Plan land use designation of Business Park and therefore the project is also consistent with the circulation system requirements of the General Plan. As a result, no significant impacts are anticipated. In addition to the physical roadway improvements in front of the project, the developer will be required to mitigate any project impacts by paying its fair share toward the City of Wildomar's Development Impact Fee program and the regional Transportation Uniform Mitigation Fee (TUMF) program. These standard requirements are expected to ensure that community and areawide project impacts remain at a less than significant level.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Less Than Significant Impact

Salida del Sol and Clinton Keith Road are not designated as part of the Congestion Management Program (CMP) roadway. However, it is possible that some of the vehicle trips leaving the project site via Clinton Keith Road may connect to the CMP network at Interstate 15. The proposed project could add an additional increment of traffic to the designated CMP network. The increment of potential impact associated with this project will be mitigated by the existing road network fees contained in the standard requirements. Consequently, the project will not significantly affect the designated CMP road network. As a result, no significant impacts are anticipated.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum height of the project at 29 feet (two stories) is significantly less than the height of the terrain in the vicinity of the project. Since the location and height of the project will not affect air traffic patterns or air craft operations from any private or public airport, no impacts are foreseen; therefore, no mitigation measures are required.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact

The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Access and roadway improvements to Salida del Sol will be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan. Sight distance and signing and pavement striping to and at the project driveways will be reviewed at the time of final grading, landscape and street improvement plans. No significant impacts are anticipated and no additional mitigation measures are required.

- e) **Result in inadequate emergency access?**

Less Than Significant Impact

The project has no potential to result in inadequate emergency access. Access to and from the project will be provided from Salida del Sol via Clinton Keith Road. The project will construct additional improvements to Salida del Sol per Ordinance 461 of the City of Wildomar and the Wildomar General Plan. The location and design of the project will not interfere with areawide emergency access or the implementation of local emergency response plans. As a result, no significant impacts are anticipated and no mitigation is required.

f) Result in inadequate parking capacity?

Less Than Significant Impact

The project will not result in inadequate parking capacity. On-site parking spaces will be required in accordance with the City of Wildomar Zoning Code, Chapter 17.888.030. The parking requirement for a veterinary hospital is one space per 300 square feet of gross floor area, plus one van accessible handicapped parking space. The project proposes a 6,000 square foot building which requires a minimum of 20 parking spaces per the zoning code. The project will provide 25 parking spaces plus one van accessible handicapped parking space; therefore the proposed project will be consistent with the parking requirements of Chapter 17.888.030. As a result, no impacts are anticipated and no mitigation is required.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact

Salida del Sol is categorized as an Collector Street (two lanes). Roadway improvements to Salida del Sol will be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan, including the construction of sidewalks, curbs and gutters along the property frontage. The proposed project does not include bicycle lanes, bus turnouts or other design components to support alternative transportation as part of the project design. The project's implementation will not conflict with adopted policies supporting alternative transportation. As a result, no significant impacts are expected and no mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to the issuance of any building permit, the developer shall pay the appropriate locally designated Development Impact Fees.
2. Prior to issuance of any building permit, the developer shall pay the appropriate Transportation Uniform Mitigation Fee

MITIGATION MEASURES

None.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact

The San Diego Regional Water Quality Control Board regulates wastewater discharges within the southern portion of the City of Wildomar. The previous residence on the project site treated all wastewater onsite via an onsite sewage disposal system and leach fields. The existing sewage disposal system will be filled with concrete and abandoned. The proposed project will also treat generated wastewater and sewage onsite with an onsite subsurface sewage disposal system and leach fields located on the eastside of the property. An onsite sewage disposal feasibility investigation was prepared by T.H.E. Soils Co., Inc. to determine the feasibility of an onsite sewage treatment system for the project site. The project will be conditioned to obtain approvals from the

Riverside County Department of Environmental Health. The proposed project will not connect to the wastewater treatment system operated by the Elsinore Valley Municipal Water District (EVMWD) and therefore not impact the existing wastewater system operated by EVMWD. As a result, no significant impacts are anticipated and no additional mitigation measures are required. Urban runoff-related water quality impacts associated with project construction and operation are discussed in the Hydrology and Water Quality Section of this Initial Study.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). However the proposed project will not be connecting to water and sewer service EVMWD infrastructure since there is no sewer or water main along Salida del Sol. The previous residence on the project site treated all wastewater onsite via an onsite sewage disposal system and leach fields. The existing sewage disposal system will be filled with concrete and abandoned. The proposed project will also treat generated wastewater and sewage onsite with an onsite subsurface sewage disposal system and leach fields located on the eastside of the property. An onsite sewage disposal feasibility investigation was prepared by T.H.E. Soils Co., Inc. to determine the feasibility of an onsite sewage treatment system for the project site. The project will be conditioned to obtain approvals from the Riverside County Department of Environmental Health. Consequently the project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; the construction of which could cause significant environmental effects. As a result, any potential impacts are considered incremental and less than significant.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact

The project will connect to the existing storm drainage facilities. There is an existing 36" storm drain on the project site that runs under Salida del Sol to address the water runoff from the vacant lots on the eastside of Salida del Sol. The storm drain will remain in place. On-site runoff will be incorporated into the existing drainage system after treatment by the best management practices identified in the Preliminary Water Quality Management Plan (and discussed in the Hydrology and Water Quality Section of this Initial Study). Since no new or expanded storm drain facilities are proposed, no significant impacts are anticipated.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD) however the proposed project will not be connecting to water and sewer service EVMWD infrastructure. The previous residence on the project site utilized an onsite well for

potable water. The existing well has been abandoned and will be filled with concrete. The proposed project will utilize a new onsite well system for potable water. The water will be stored in three 5,000 gallon tanks on the northwest corner of the property. The project will be conditioned to obtain approvals from the Riverside County Department of Environmental Health for the installation of a new onsite well system for potable water. The use of wells for potable water will also need to be approved by the Elsinore Valley Municipal Water District (EVMWD), since existing groundwater supplies in the area are managed by the EVMWD to ensure continuing local water supplies. The proposed project will not create an additional demand for potable water supplies, including the EVMWD and the impact is considered to be less than significant.

- e) **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact

As described above, the project will not be connecting to water and sewer service Elsinore Valley Municipal Water District infrastructure. The previous residence on the project site treated all wastewater onsite via an onsite sewage disposal system and leach fields. The proposed project will also treat generated wastewater and sewage onsite with an onsite subsurface sewage disposal system and leach fields located on the eastside of the property. An onsite sewage disposal feasibility investigation was prepared by T.H.E. Soils Co., Inc. to determine the feasibility of an onsite sewage treatment system for the project site. The project will be conditioned to obtain approvals from the Riverside County Department of Environmental Health. Consequently the project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; the construction of which could cause significant environmental effects.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Less Than Significant Impact

The main disposal sites for the proposed project area are the El Sobrante Landfill in Corona and the Lamb Canyon Sanitary Landfill in Riverside. The El Sobrante Landfill has a capacity of 10,000 tons of solid waste per day and, as of December 2004, had 172,531,000 tons of capacity available. The facility is projected to reach capacity in 2030. The Lamb Canyon Landfill has a capacity of 3,000 tons of solid waste per day and, as of August 2005, had 20,908,171 tons of capacity available. The facility is projected to reach capacity in 2023. The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. As a result, no significant impacts are anticipated.

The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are standard to all commercial projects and therefore are not considered mitigation pursuant to CEQA. Therefore, any impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact

The proposed project is subject to the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass and other recyclables. Mitigation measures are proposed by the Riverside County Waste Management Division to ensure compliance with the Act. Through the implementation of the mitigation measures (UTL-1), solid waste impacts resulting from the proposed project will result in a less than significant impact.

STANDARD CONDITIONS & REQUIREMENTS

1. The applicant shall obtain approval from the Riverside County Department of Environmental Health for the use of a new onsite well system for potable water and new onsite subsurface disposal system.

MITIGATION MEASURES

- UTL-1 Prior to the issuance of a building permit, the project applicant shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division.

V. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		✓		
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant Impact with Mitigation Incorporated

Based on evaluations and discussions contained in this Initial Study, the proposed project has a very limited potential to incrementally degrade the quality of the environment because the site was previously developed, is not in an environmentally sensitive location, and is consistent with the City of Wildomar General Plan. As a result, the proposed project will not significantly affect the environment with mitigation measures contained in this IS/MND.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Less Than Significant Impact with Mitigation Incorporated

The proposed project will have impacts that are individually limited but are not cumulatively considerable with mitigation measures. No cumulative environmental impacts have been identified in association with the proposed project that cannot be mitigated to a less than significant impact level or that were not identified through the City of Wildomar's General Plan program. Given that the project's impacts are less than significant, cumulative impacts are also not foreseen to be significant.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact with Mitigation Incorporated

The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly with mitigation measures. While a number of the project impacts were identified as having a potential to significantly impact humans, with the identified mitigation measures and standard requirements these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project is not expected to cause significant adverse impacts to humans. All significant impacts are avoidable and the City of Wildomar will ensure that measures imposed to protect human beings are implemented.

ATTACHMENT J



Elsinore - Murrieta - Anza
Resource Conservation District

August 20, 2009

Ms. Alia Kanani, Planner
The City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, California 92595

Re: Clinton Keith Animal Hospital (Project No. 08-0133)
35951 Salida del Sol

Dear Ms. Kanani,

This District has reviewed the Plot Plan and environmental documents for the referenced project, furnished to us by your office. It appears that all resource conservation issues have been or will be adequately addressed through the permitting process. The existing natural watercourse along the south property line is largely undisturbed, and impacts from the project will be minimized through the Developer's adherence to the project-specific Water Quality Management Plan.

Thank you for giving EMARCD the opportunity to review this project.

Sincerely yours,
Elsinore - Murrieta - Anza
Resource Conservation District



John B. Rogers, P.E.
General Manager



CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2 B.
PUBLIC HEARING
Meeting Date: September 9, 2009

TO: Honorable Mayor Farnam, Members of the City Council
FROM: David Hogan, Planning Director
SUBJECT: Zoning Ordinance Amendment 09-01

STAFF REPORT

RECOMMENDATION:

The Planning Commission recommends that the City Council introduce Ordinance No. 35 entitled:

ORDINANCE NO. 35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING PORTIONS OF ZONING ORDINANCE OF THE CITY OF WILDOMAR PERTAINING TO DECISIONS AND APPEAL AUTHORITIES, COMPACT PARKING SPACES, AND OTHER MINOR MODIFICATIONS (ZONING CODE AMENDMENT 09-01)

BACKGROUND:

The Planning Commission considered Zoning Code Amendment 09-01 on August 5, 2009. This first amendment focused on a number of potential zoning ordinance amendments to make parts of Title 17 – Zoning more appropriate to local conditions. These initial amendments relate to the following subjects: streamlining the application completion process, modifying some of the requirements for second dwelling units, clarifying the processing of public use permits, establishing standards for trash enclosures, restricting the use of certain fencing materials, and restricting the use of compact parking spaces. To approve amendments to the Zoning Ordinance, a recommendation from the Planning Commission is required prior to the City Council's consideration.

At the Planning Commission meeting the Commission members discussed the various issues and provided a recommendation to the City Council on all of the proposed issues except for possible changes to the requirements for Second Dwelling Units. The Commission's discussion of second dwelling units was continued to a future Commission meeting to allow the Planning Department and City Attorney an opportunity to provide additional information. As a result, the subject of second dwelling units is not

part of this staff report. The issues recommended by the Planning Commission for approval by the City Council are discussed below.

Process Streamlining

Because of the size of the County and the number of employees, the County zoning code requires that all approvals be automatically shown to the Board of Supervisors (as a receive and file). If the Board has concerns with the project, it is then appealed to a later Board meeting for consideration. While this process may be necessary at a county-level, the staff and Planning Commission do not consider it to be necessary at a local level. As a result, the Planning Commission is recommending that two sections of the zoning code be amended to eliminate the following provisions: (a) Section 17.192.060 which states that once a project is approved it must be filed with the Clerk of the Board of Supervisors and put on the Board of Supervisors meeting agenda, and (b) Section 17.192.070 which states that no approval is valid until it has been shown on a Board of Supervisors meeting agenda. The proposed changes would do the following:

- (1) Make project approvals by the Planning Commission and Director Hearings effective without City Council review.
- (2) Specify the City's appeal hierarchy; Director Hearing to Planning Commission and Planning Commission to City Council.

The Planning Commission agreed with staff's concerns and is recommending that the City Council amend Sections 17.192.060 and 17.192.070. The proposed changes to Chapter 17.192 of the Zoning Ordinance are shown below. The additional text is shown with underlining while the deleted text shown with ~~strikethrough~~.

17.192.060. HEARING AND NOTICE OF DECISION.

The hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. ~~Notice of the decision shall be filed by the Planning Director with the Clerk of the Board of Supervisors, together with a report of the proceedings, not more than 15 days after the decision.~~ A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. ~~If the hearing body is unable to make a decision, that fact shall be filed with the Clerk of the Board in the same manner for reporting decisions and shall be considered as a notice of denial of the application by the hearing body. The Clerk of the Board shall place the notice of the decision on the next agenda of the Board of Supervisors held five or more days after the Clerk receives the notice from the Planning Director.~~

17.192.070. APPEAL - PROCEEDINGS BEFORE THE APPEAL AUTHORITY ~~PROCEEDING BEFORE THE BOARD OF SUPERVISORS.~~

The decision of the hearing body is considered final ~~and no action by the Board of Supervisors is required~~ unless, within ten days after the notice of decision ~~appears~~

~~on the Board's agenda~~, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the **City Clerk. Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.**

- A.** The following actions may be appealed to Planning Commission as the appeal authority: all decisions by the Director of Planning on development permits.
- B.** The following actions may be appealed to City Council as the appeal authority: all decisions of the Planning Commission.
- C.** If a timely appeal is filed ~~or the Board assumes jurisdiction~~, the **City Clerk of the Board** shall set the matter for public hearing before the **Board before the appeal authority**, not less than 13 nor more than 60 days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the hearing body.

The existing and proposed code requirements are shown in Attachment C-1.

Public Use Permits

When the City incorporated in 2008, the County was in the process of amending their zoning ordinance to integrate the public use permit (PUP) process into the conditional use permit process. Staff felt that this consolidation makes sense given that the review processes are virtually identical and the permitting differentiation does not seem to accomplish anything. However, the complete elimination of the PUP would require a comprehensive amendment of the zoning ordinance since religious institutions, schools, and other similar uses are not identified in the permitted use tables in the zoning ordinance (even though these uses are allowed almost everywhere). As an interim measure the Planning Commission is recommending that we shift the processing of PUPs to conform to the nearly identical requirements for a conditional use permit while retaining Section 17.208.010 to indicate that these similar uses could be located almost anywhere (subject to the approval of a conditional use permit). As demonstrated below, the operative sections between the PUP and CUP Zoning Ordinance chapters are equivalent (except for section .010 which address different provisions).

Public Use Permit Chapter 17.208	Conditional Use Permit Chapter 17.200	Comparison/Remarks
Section 020, Application	Section 020, Application	Sections are equivalent.
Section 030, Additional Information	---	This section applies to CUPs for mobile home parks; no equivalent PUP requirements.
Section 040, Public Hearing	Section 030, Public Hearing	Sections are equivalent.
Section 050, Conditions	Section 040, Conditions	Sections are equivalent.

Section 060, Use of Permit	Section 050, Use of Permit	Sections are equivalent.
Section 070, Revocation of Permit	Section 060, Revocation of Permit	Sections are equivalent.

The Planning Commission agreed with staff's concerns and is recommending that the City Council amend Chapter 17.208. The recommended changes to Chapter 17.208 of the Zoning Ordinance are shown below. The additional text is shown with underlining while the deleted text shown with ~~strikethrough~~.

"CHAPTER 17.208 PUBLIC USE PERMITS

17.208.010. PERMITTED USES.

Notwithstanding any other provisions of this ordinance, the following uses may be permitted in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:

- (A) Educational institutions.
- (B) Government uses.
- (C) Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons.
- (D) Any home or other facility for the aged or children that is licensed by the California Department of Social Services, or by the Riverside County Department of Public Social Services, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in Sections 17.272.010 and 17.272.020 of this ordinance.
- (E) Half way house.
- (F) Public utilities.

17.208.015 APPLICATION PROCESSING.

Except for the permitted uses described in Section 17.208.010 which shall remain in effect, all applications for a public use permit, or revisions thereof, shall comply with the application processing provisions contained in Chapter 17.200.

17.208.020 APPLICATION:

~~Every application for a public use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee as set forth in County Ordinance No. 671, and shall include the following information:~~

- ~~(A) Name and address of the applicant.~~
- ~~(B) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.~~
- ~~(C) A plot and development plan drawn in sufficient detail to clearly describe the following:~~

- ~~1. Physical dimensions of property and structures.~~
- ~~2. Location of existing and proposed structures.~~
- ~~3. Setbacks.~~
- ~~4. Methods of circulation.~~
- ~~5. Ingress and egress.~~
- ~~6. Utilization of property under the requested permit.~~

~~(D) Such additional information as shall be required by the application form.~~

~~17.208.030 PUBLIC HEARING.~~

~~A public hearing shall be held on the application for a public use permit in accordance with the provisions of Chapter 17.192 of this ordinance and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.~~

~~17.208.040 CONDITIONS.~~

~~A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.~~

~~17.208.050 USE OF PERMIT.~~

~~Any public use permit that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set into the conditions of approval, which shall not exceed a total of three years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee as set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit. The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Chapter 17.192 of this ordinance.~~

~~17.208.060 REVOCATION OF PERMIT.~~

~~Any public use permit granted may be revoked upon the findings and procedure contained in Chapter 17.220 of this ordinance."~~

The existing and proposed code provisions are contained in Attachment C-2.

Trash Enclosures

The current zoning ordinance does not require that commercial, industrial, and multiple family residential project provide a trash enclosure. In addition, there are no standards or materials requirements for its construction. The presence of durable trash enclosures can improve the visual condition and character of new development as well as comply with the anticipated changes to the Regional Water Quality Control Board’s urban runoff control program. The Planning Commission is recommending that the City Council add Section 17.172.085 to Title 17 – Zoning. The recommended code addition is provided below.

“17.172.085 Trash enclosures.
All commercial, industrial, and multiple family residential developments (with centralized trash collection facilities) shall provide a masonry, or equivalent material, trash enclosure. The trash enclosure shall be sufficiently sized to accommodate the number of trash and recyclable enclosures proposed for the development and shall include a sturdy gate.”

Fence Materials

The current zoning ordinance does not limit the use of barbed and razor wire within the community. The Planning Commission was concerned that the overuse of these materials can give the impression of blight and deterioration. As a result, the Planning Commission is recommending that Section 17.172. 205.C be added to Title 17 – Zoning to restrict the use of barbed (except for agricultural uses) and razor wire. The recommended code addition is provided below.

“C. Prohibited materials. Fences and walls shall not be topped with barbed wire, razor wire, or other similar materials except as provided herein. In circumstances where high security is required and appropriate, the Planning Director may authorize, in writing, the use of these otherwise prohibited materials. In rural and agricultural settings, pasture and crop perimeter fences composed of several strands of barbed wire are allowed.”

Compact Parking Spaces

Compact parking spaces were originally envisioned to meet parking requirements on less land area to accommodate smaller vehicles. However, the reductions in vehicle sizes have not occurred as originally envisioned. The Zoning Ordinance currently

allows compact parking spaces to be used for up to 20% of the total required parking. Because in many communities, the smaller compact parking spaces have created problematic parking lot configurations with smaller spaces (often occupied by larger vehicles) and narrower drive aisles. In its evaluation, staff identified three different options/approaches for the Commission to provide a starting point for their discussion. These different options include the following.

1. Allow compact parking spaces to provide up to 20% of the required parking. (These are the current ordinance provisions.)
2. Prohibit compact parking spaces for the required parking but allow the use of compact parking spaces for all parking above the required amounts.
3. Prohibit new compact parking spaces completely.

Following their discussion and consideration, the Planning Commission determined that they would recommend that the City Council implement Option 3 and prohibit the use in compact parking spaces for new development. As a result, the Planning Commission is recommending that the second bullet item located after the table titled "Dimensions of Parking/Stacking Spaces and Aisles" in Section 17.188.030.B.7.b be amended as follows.

~~“• Up to 20 percent of the total required parking may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY." Compact car parking spaces may be reduced (from the dimensions listed in the table) in width by no more than one-half foot, and in length by no more than two feet. When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90-degree angle to the aisle, the aisle width may be reduced to 23 feet. Compact car parking sections shall be located so as to minimize the distance between them and the uses to be served. Compact parking spaces shall not be used to provide off-street parking. Existing compact parking spaces are allowed to remain until such time as the existing project site is replaced with new development.”~~

The existing code and the proposed code provisions are contained in Attachment C-3.

The Planning Commission hereby recommends that the City Council approve Zoning Code Amendment 09-01, as described in this staff report, by introducing and reading by title only of the ordinance included in Attachment A.

FINDINGS:

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

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

ENVIRONMENTAL ASSESSMENT:

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

ALTERNATIVES:

1. Deny the proposed code amendment.
2. Modify the Planning Commission's recommendation.
3. Provide alternative direction to staff.

ATTACHMENTS:

- A. Proposed Ordinance
- B. Resolution Recommending City Council Approval
Exhibit A - Ordinance
- C. Code Change Comparisons

- C-1 Process Streamlining
- C-2 Public Use Permits
- C-3 Compact Parking Spaces

Submitted by:

Approved By:

David Hogan
Planning Director

Frank Oviedo
City Manager

ATTACHMENT A
PROPOSED ORDINANCE

ORDINANCE NO. 35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING PORTIONS OF ZONING ORDINANCE OF THE CITY OF WILDOMAR PERTAINING TO DECISIONS, APPEAL AUTHORITIES, COMPACT PARKING SPACES, AND OTHER MINOR MODIFICATIONS (ZONING (ZONING CODE AMENDMENT 09-01)

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

SECTION 1. Purpose and Authority

The purpose of this Ordinance is to amend Zoning Ordinance provisions relating to project approval and appeals, compact parking spaces, and other minor zoning code modifications.

SECTION 2. Findings

A. Compliance with the California Environmental Quality Act

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

B. Consistency with the General Plan

These amendments to the Zoning Ordinance are consistent with, and do not conflict with the provisions of the General Plan. The proposed amendments can be divided into two general categories, one procedural and the other physical design. The efficient processing and approval of project applications will further the implementation of the General Plan as described in the implementation programs and Administration Element. The physical design amendments will

further the implementation of Land Use Policy 4.1 which requires that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (a) Compliance with the design standards of the appropriate area plan land use category; and ... (l) Mitigate noise, odor, lighting, and other impacts on surrounding properties. The code amendment will further the implementation these provisions by requiring a more appropriate quality/character of development. These enhancements will improve the visual quality and community design by reducing the potential for blight typified by the use of barbed wire, razor wire, and unscreened trash enclosures. The proposed modifications to the zoning ordinance are consistent with and further implement the provisions of General Plan, and will not create problems detrimental to the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. Amendments to the Zoning Ordinance

The Zoning Ordinance for the City of Wildomar is hereby amended as described below.

A. Section 17.192.060 is hereby amended to read as follows:

"17.192.060 Hearing and notice of decision.

The hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. A notice of the decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision."

B. Section 17.192.070 is hereby amended to read as follows:

"17.192.070 Appeal - proceedings before the appeal authority.

The decision of the hearing body is considered final unless within ten days after the notice of decision is provided to the project applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the City Clerk.

- A. The following actions may be appealed to Planning Commission as the appeal authority: all decisions by the Director of Planning on development permits.
- B. The following actions may be appealed to City Council as the appeal authority: all decisions of the Planning Commission.
- C. If a timely appeal is filed with the City Clerk, the matter shall be set for a public hearing before the appeal authority not less than 13 nor more than 60 days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the hearing body."

C. Section 17.208.015 is hereby added of the Zoning Ordinance to read as follows:

“17.208.015 Application processing.

Except for the permitted uses described in Section 17.208.010 which shall remain in effect, all applications for a public use permit, or revisions thereof, shall comply with the application processing provisions contained in Chapter 17.200.”

D. Sections 17.208.020, 17.208.030, 17.208.040, 17.208.050, and 17.208.060 are hereby repealed.

E. Section 17.172.085 is hereby added to read as follows:

“17.172.085 Trash enclosures.

All commercial, industrial, and multiple family residential developments (with centralized trash collection facilities) shall provide a masonry, or equivalent material, trash enclosure. The trash and recyclable enclosure shall be sufficiently sized to accommodate the number of trash enclosures proposed for the development and shall include a sturdy gate.”

F. Section 17.172.205.C is hereby added to read as follows:

“C. Prohibited materials. Fences and walls shall not be topped with barbed wire, razor wire, or other similar materials except as provided herein. In circumstances where high security is required and appropriate, the Planning Director may authorize, in writing, the use of these otherwise prohibited materials. In rural and agricultural settings, pasture and crop perimeter fences composed of several strands of barbed wire are allowed.”

G. Section 17.188.030.B.7.b, second bullet point located after the table titled “Dimensions of Parking/Stacking Spaces and Aisles” is hereby replaced with the following:

- “● Compact parking spaces shall not be used to provide off-street parking. Existing compact parking spaces are allowed to remain until such time as the existing project site is replaced with new development.”

SECTION 4. Severability

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections,

subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. Certification and Publication

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California law.

SECTION 6. Effective Date

This ordinance shall take effect thirty (30) days after its enactment in accordance with California law.

Scott Farnam
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

ATTACHMENT B
PLANNING COMMISSION RESOLUTION

RESOLUTION NO. PC09-014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR CALIFORNIA, AMENDING PORTIONS OF ZONING ORDINANCE OF THE CITY OF WILDOMAR PERTAINING TO DECISIONS, APPEAL AUTHORITIES, COMPACT PARKING SPACES, AND OTHER MINOR MODIFICATIONS (ZONING CODE AMENDMENT 09-01)"

WHEREAS, the City of Wildomar incorporated on July 1, 2009; and

WHEREAS, the City Council of the City of Wildomar adopted the County of Riverside General Plan in effect on July 1, 2009; and

WHEREAS, the City Council of the City of Wildomar adopted the existing County of Riverside Zoning Ordinance in effect on July 1, 2009 to implement the General Plan; and

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

WHEREAS, on August 5, 2009 the Planning Commission, during a regularly scheduled meeting, considered possible amendments to the Zoning Ordinance; 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 August 5, 2009, 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 that the project consists of a number of zoning ordinance amendments that do not affect the development potential of property and do not allow for uses or activities that are not otherwise allowed, and consequently, the proposed amendments have no potential to adversely impact the environment. Consequently, the proposed ordinance is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. FINDINGS. The Planning Commission hereby finds that these amendments to the Zoning Ordinance are consistent with, and do not conflict with the provisions of the General Plan. The proposed amendments can be divided into two general categories, one procedural and the other physical design. The efficient processing and approval of project applications will further the implementation of the General Plan as described in the implementation programs and Administration Element. The physical design amendments will further the implementation of Land Use Policy 4.1 which requires that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of

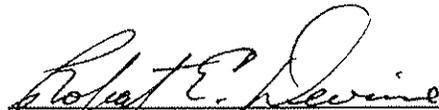
the following concepts: (a) Compliance with the design standards of the appropriate area plan land use category; and (l) Mitigate noise, odor, lighting, and other impacts on surrounding properties. The code amendment will further the implementation these provisions by requiring a more appropriate quality/character of development. These enhancements will improve the visual quality and community design by reducing the potential for blight typified by the use of barbed wire, razor wire, and unscreened trash enclosures.

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

A. Recommended Approval of Exemption. The Planning Commission hereby recommends that the City Council make a determination that the project is exempt from environmental review in accordance with the provisions of CEQA Guidelines Section 15061(b)(3).

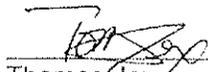
B. Recommend Approval of Ordinance. The Planning Commission recommends that the City Council approve Zoning Code Amendment 09-01 as attached hereto and incorporated herein by reference as Exhibit A.

PASSED, APPROVED AND ADOPTED this 5th day of August 2009.



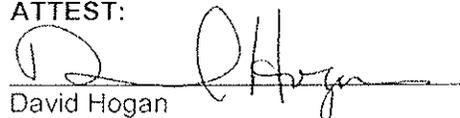
Robert Devine
Chairman

APPROVED AS TO FORM:



Thomas Jex
Assistant City Attorney

ATTEST:



David Hogan
Planning Commission Secretary

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

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-014 was duly adopted at a regular meeting held on August 5, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES: Andre, Devine, Dykstra

NOES: None

ABSTAIN: None

ABSENT: Casillas, Nowak

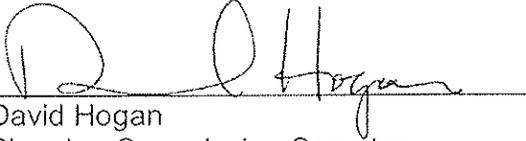

David Hogan
Planning Commission Secretary
City of Wildomar

EXHIBIT A

DRAFT COUNCIL ORDINANCE

(To minimize confusion, the recommended Ordinance is not repeated here. The recommended ordinance can be found in Attachment A of this staff report.)

EXHIBIT C
CODE CHANGE COMPARISONS

ATTACHMENT C-1 PROCESS STREAMLINING

Current Code Provisions

17.192.060. HEARING AND NOTICE OF DECISION.

The hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. Notice of the decision shall be filed by the Planning Director with the Clerk of the Board of Supervisors, together with a report of the proceedings, not more than 15 days after the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. If the hearing body is unable to make a decision, that fact shall be filed with the Clerk of the Board in the same manner for reporting decisions and shall be considered as a notice of denial of the application by the hearing body. The Clerk of the Board shall place the notice of the decision on the next agenda of the Board of Supervisors held five or more days after the Clerk receives the notice from the Planning Director.

17.192.070. PROCEEDING BEFORE THE BOARD OF SUPERVISORS.

The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed or the Board assumes jurisdiction, the Clerk of the Board shall set the matter for public hearing before the Board not less than 13 nor more than 60 days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the hearing body.

Proposed Code Revisions

17.192.060 Hearing and notice of decision.

The hearing body shall hear relevant testimony from interested persons and make its decision within a reasonable time after the close of the public hearing. A notice of the decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision.

17.192.070 Appeal - proceedings before the appeal authority.

The decision of the hearing body is considered final unless within ten days after the notice of decision is provided to the project applicant, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the City Clerk.

- A. The following actions may be appealed to Planning Commission as the appeal authority: all decisions by the Director of Planning on development permits.
- B. The following actions may be appealed to City Council as the appeal authority: all decisions of the Planning Commission.
- C. If a timely appeal is filed with the City Clerk, the matter shall be set for a public hearing before appeal authority not less than 13 nor more than 60 days thereafter and shall give notice of the time and place of the hearing in the same manner as notice was given of the hearing before the hearing body.

ATTACHMENT C-2 PUBLIC USE PERMITS

Current Code Provisions

17.208.010. PERMITTED USES.

Notwithstanding any other provisions of this ordinance, the following uses may be permitted in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:

- (A) Educational institutions.
- (B) Government uses.
- (C) Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons.
- (D) Any home or other facility for the aged or children that is licensed by the California Department of Social Services, or by the Riverside County Department of Public Social Services, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in Sections 17.272.010 and 17.272.020 of this ordinance.
- (E) Half way house.
- (F) Public utilities.

17.208.020 APPLICATION.

Every application for a public use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by a filing fee as set forth in County Ordinance No. 671, and shall include the following information:

- (A) Name and address of the applicant.
- (B) Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.
- (C) A plot and development plan drawn in sufficient detail to clearly describe the following:
 - 1. Physical dimensions of property and structures.
 - 2. Location of existing and proposed structures.
 - 3. Setbacks.
 - 4. Methods of circulation.
 - 5. Ingress and egress.
 - 6. Utilization of property under the requested permit.
- (D) Such additional information as shall be required by the application form.

17.208.020 PUBLIC HEARING.

A public hearing shall be held on the application for a public use permit in accordance with the provisions of Chapter 17.192 of this ordinance and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

17.208.020 CONDITIONS.

A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.

17.208.020 USE OF PERMIT.

Any public use permit that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set into the conditions of approval, which shall

not exceed a total of three years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee as set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit. The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Chapter 17.192 of this ordinance.

17.208.020 REVOCATION OF PERMIT.

Any public use permit granted may be revoked upon the findings and procedure contained in Chapter 17.220 of this ordinance.

Proposed Code Revisions

17.208.010. Permitted Uses.

Notwithstanding any other provisions of this ordinance, the following uses may be permitted in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:

- (A) Educational institutions.
- (B) Government uses.
- (C) Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons.
- (D) Any home or other facility for the aged or children that is licensed by the California Department of Social Services, or by the Riverside County Department of Public Social Services, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in Sections 17.272.010 and 17.272.020 of this ordinance.
- (E) Half way house.
- (F) Public utilities.

17.208.015 Application processing.

Except for the permitted uses described in Section 17.208.010 which shall remain in effect, all applications for a public use permit, or revision thereof, shall comply with the application processing provisions contained in Chapter 17.200.

(Sections 17.208.020, 17.208.030, 17.208.040, 17.208.050 and 17.208.060 are repealed.)

ATTACHMENT C-3 COMPACT PARKING SPACES

Current Code Provisions

- Up to 20 percent of the total required parking may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY." Compact car parking spaces may be reduced (from the dimensions listed in the table) in width by no more than one-half foot, and in length by no more than two feet. When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet. Compact car parking sections shall be located so as to minimize the distance between them and the uses to be served.

Proposed Code Revisions

- Compact parking spaces shall not be used to provide off-street parking. Existing compact parking spaces are allowed to remain until such time as the existing project site is replaced with new development.

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2 C
Public Hearing
Meeting Date: September 09, 2009

TO: City Council
FROM: Gary Nordquist, Finance Director
SUBJECT: Resolution Adopting Amendments to the FY 09/10 City Budget

STAFF REPORT

RECOMMENDATION:

1. Adopt Resolution No.09-63 entitled:

RESOLUTION NO. 09 - 63
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WILDOMAR, CALIFORNIA, ADOPTING THE
AMENDMENTS TO THE ADOPTED CITY OF WILDOMAR
FISCAL YEAR 2009-10 BUDGETS, AS SPECIFIED IN THE
STAFF REPORT AND BUDGET DOCUMENTS

BACKGROUND:

The City of Wildomar adopted the annual budget on June 24, 2009. Effective July 1, 2009, Riverside County transferred the responsibility of several non-general funds relating to community service areas and landscape and/or lighting districts to the City of Wildomar. Additionally, during the month of August, the City's Engineering/Public Works Department was successful in securing two grants, valued at \$589,960 for improvements to sidewalk and pedestrian facilities. These grants are also included in the recommended actions to amend the City's annual budget.

DISCUSSION:

The attached budget documents have been prepared with consideration to the former organizations uses and the priorities for the residents of the City of Wildomar. Some of the attached funds supportive data is minimal as specific fiscal history was unattainable from the County. In those situations, city staff continued to use a very conservative approach to the budgeting of expenditures. As this fiscal year progresses, refinements will be made as necessary at the scheduled quarterly budget reviews.

FISCAL IMPACTS:

Total appropriations for these amendments total \$1,270,252 and provides for \$449,822 of reserves. Adoption of these budget amendments gives staff spending authority effective September 9, 2009.

ALTERNATIVES:

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

Submitted by:

Approved by:

Gary Nordquist
Finance Director

Frank Oviedo
City Manager

Reviewed by:

Julie Hayward Biggs
Interim City Attorney

Attachments: Resolution 09-63
Exhibit A Budget Summaries

RESOLUTION NO. 09 - 63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE AMENDMENTS TO THE ADOPTED CITY OF WILDOMAR FISCAL YEAR 2009-10 BUDGETS, AS SPECIFIED IN THE STAFF REPORT AND BUDGET DOCUMENTS

WHEREAS, the City Council has reviewed the proposed Fiscal Year 2009-10 Non-General Fund Budgets, and held a Public Hearing regarding the adoption of the budgets on September 9, 2009 as listed below:

City of Wildomar Budget Amendment Summary FY 2009-2010 9/9/2009				
	Fund Balance	Expenses	Revenues	Reserves
Non-General Funds				
LMD 2006-1	\$ 198,672	\$ 192,100	\$ 192,024	\$ 198,596
LLMD 89-1-C	-	288,792	288,792	-
CSA 22	25,403	29,600	29,600	25,403
CSA 103	177,820	140,000	140,000	177,820
CSA 142	48,003	29,800	29,800	48,003
Grants	-	589,960	589,960	-
	-	-	-	-
Tot Non-General Funds	\$ 449,898	\$ 1,270,252	\$ 1,270,176	\$ 449,822

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The City of Wildomar Fiscal Year 2009-10 Non-General Fund Budgets, as specified in the Staff Report are hereby adopted.

PASSED, APPROVED, AND ADOPTED this 9th day of September, 2009.

Scott Farnam
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

Exhibit A

City of Wildomar
Total City Budgets Summary
FY 2009-2010
Budget Amendments



	Fund Balance	Expenses	Revenues	Reserves
Non-General Funds				
LMD 2006-1	\$ 198,672	\$ 192,100	\$ 192,024	\$ 198,596
LLMD 89-1-C	-	288,792	288,792	-
CSA 22	25,403	29,600	29,600	\$ 25,403
CSA 103	177,820	140,000	140,000	\$ 177,820
CSA 142	48,003	29,800	29,800	\$ 48,003
Grants	-	589,960	589,960	-
	-	-	-	
Tot Non-General Funds	\$ 449,898	\$ 1,270,252	\$ 1,270,176	\$ 449,822

Exhibit A1

City of Wildomar
Budget Summary
Fiscal Year 2009/10



LMD 2006-1		Community Services Total Expenses			\$ 192,100
Fund Number 50		Department #			470-473
Object	Admin	Parks			Proposed
Acct # Description and Estimate Basis	470	O'Brien 471	Heritage 472	Windsong 473	2009/10
Fund Balance					\$ 198,672
Transfer from Riverside County at 6/30/2009					198,672
Revenues					\$ 192,024
6,858 Parcels @ \$28.00 each					192,024
Expenditures		\$ 23,300	\$ 108,700	\$ 29,100	\$ 31,000
21	Utilities	\$ -	\$ 64,200	\$ 11,000	\$ 15,400
	a Electricity		28,600	-	2,400
	b Water		35,000	11,000	13,000
	c Communications		600		600
23	Supplies & Services	\$ -	\$ 5,800	\$ 1,400	\$ 1,400
	a Repairs (irrigation, etc.)		2,800	800	800
	b Annual Maintenance (i.e. wood chips, etc.)		3,000	600	600
25	Contract Services	\$ 23,300	\$ 38,700	\$ 16,700	\$ 14,200
	Landscape Maintenance		24,000	11,400	10,200
	Park Maintenance		14,700	5,300	4,000
	Security	5,100			5,100
	Assessment Engineering Services	18,200			18,200
					-
Reserve					\$ 198,596

Comments:

Facility Mangement and Contract Administration costs provided by General Fund.
Does not include park related revenues.

Exhibit A2

City of Wildomar
Budget Summary
Fiscal Year 2009/10



LMD 89-1C Street Lighting and Landscape		Community Services Total Expenses			\$ 288,792
Fund Number 51		Department #			470 & 450
Object		Admin	Landscape	Street Lights	Proposed
Acct #	Description and Estimate Basis	470	470	450	2009/10
Fund Balance					\$ -
	Balance retained by Riverside Co.		-		-
Revenues					\$ 288,792
	Parcel Assessments		-		288,792
Expenditures		\$ -	\$ -	\$ 288,792	\$ 288,792
21	Utilities	\$ -	\$ -	\$ -	\$ -
	a Electricity	-	-	-	-
	b Water	-	-	-	-
	c Communications	-	-	-	-
23	Supplies & Services	\$ -	\$ -	\$ -	\$ -
	a Repairs (irrigation, etc.)	-	-	-	-
	b Annual Maintenance (i.e. wood chips, etc.)	-	-	-	-
25	Contract Services	\$ -	\$ -	\$ 288,792	\$ 288,792
	Landscape Maintenance	-	-	-	-
	Park Maintenance	-	-	-	-
	Contract Management -- Riverside Cou	-	-	288,792	288,792
	Security	-	-	-	-
	Assessment Engineering Services	-	-	-	-
Reserve					\$ -

Comments:

This district of 31 locations throughtout the City of Wildomar will be administered and serviced by Riverside County

Exhibit A3

City of Wildomar
Budget Summary
Fiscal Year 2009/10



CSA 22 Street Lights		Community Services Total Expenses			\$ 29,600
Fund Number 55		Department #			470 & 450
Object		Admin	Landscape	Street Lights	Proposed
Acct #	Description and Estimate Basis	470	470	450	2009/10
Fund Balance					\$ 25,403
	Transfer from Riverside County at 6/30/2009		-		25,403
Revenues					\$ 29,600
	878 Parcels @ \$2 to \$56 each		-		29,600
Expenditures		\$ 3,500	\$ -	\$ 26,100	\$ 29,600
21	Utilities	\$ -	\$ -	\$ 26,100	\$ 26,100
a	Electricity	-	-	26,100	26,100
b	Water	-	-	-	-
c	Communications	-	-	-	-
23	Supplies & Services	\$ -	\$ -	\$ -	\$ -
a	Repairs (irrigation, etc.)	-	-	-	-
b	Annual Maintenance (i.e. wood chips, etc.)	-	-	-	-
25	Contract Services	\$ 3,500	\$ -	\$ -	\$ 3,500
	Landscape Maintenance	-	-	-	-
	Park Maintenance	-	-	-	-
	Contract Management	1,200	-	-	1,200
	Security	-	-	-	-
	Assessment Engineering Services	2,300	-	-	2,300
					-
Reserve					\$ 25,403

Comments:

Exhibit A4

City of Wildomar
Budget Summary
Fiscal Year 2009/10



CSA 103 Cervera Landscape and Street Lights		Community Services Total Expenses			\$ 140,000
Fund Number 56		Department #			470 & 450
Object		Admin	Landscape	Street Lights	Proposed
Acct #	Description and Estimate Basis	470	470	450	2009/10
Fund Balance					\$ 177,820
	Transfer from Riverside County at 6/30/2009		-		177,820
Revenues					\$ 140,000
	4,222 Parcels @ \$20 to \$28 each		-		140,000
Expenditures		\$ 16,100	\$ 13,400	\$ 110,500	\$ 140,000
21	Utilities	\$ -	\$ 7,000	\$ 110,500	\$ 117,500
a	Electricity	-	-	110,500	110,500
b	Water	-	7,000	-	7,000
c	Communications	-	-	-	-
23	Supplies & Services	\$ -	\$ 400	\$ -	\$ 400
a	Repairs (irrigation, etc.)	-	200	-	200
b	Annual Maintenance (i.e. wood chips, etc.)	-	200	-	200
25	Contract Services	\$ 16,100	\$ 6,000	\$ -	\$ 22,100
	Landscape Maintenance	-	6,000	-	6,000
	Park Maintenance	-	-	-	-
	Contract Management	4,800	-	-	4,800
	Security	-	-	-	-
	Assessment Engineering Services	11,300	-	-	11,300
					-
Reserve					\$ 177,820

Comments:

Exhibit A5

City of Wildomar
Budget Summary
Fiscal Year 2009/10



CSA 142 Wildomar Street Lights		Community Services Total Expenses			\$ 29,800
Fund Number 57		Department #			470 & 450
Object		Admin 470	Landscape 470	Street Lights 450	Proposed 2009/10
Acct #	Description and Estimate Basis				
Fund Balance					\$ 48,003
	Transfer from Riverside County at 6/30/2009		-		48,003
Revenues					\$ 29,800
	504 Parcels @ \$31 to \$889 each		-		29,800
Expenditures		\$ 1,900	\$ -	\$ 27,900	\$ 29,800
21	Utilities	\$ -	\$ -	\$ 27,900	\$ 27,900
	a Electricity	-	-	27,900	27,900
	b Water	-	-	-	-
	c Communications	-	-	-	-
23	Supplies & Services	\$ -	\$ -	\$ -	\$ -
	a Repairs (irrigation, etc.)	-	-	-	-
	b Annual Maintenance (i.e. wood chips, etc.)	-	-	-	-
25	Contract Services	\$ 1,900	\$ -	\$ -	\$ 1,900
	Landscape Maintenance	-	-	-	-
	Park Maintenance	-	-	-	-
	Contract Management	600	-	-	600
	Security	-	-	-	-
	Assessment Engineering Services	1,300	-	-	1,300
					-
Reserve					\$ 48,003

Comments:

Exhibit A6

City of Wildomar
Budget Summary
Fiscal Year 2009/10



Grants		Engineering and Public Works Total Expenses			\$ 589,960
Fund Number 61		Department #			450
Object		Admin	Safe Routes	Bike and Ped	Proposed
Acct #	Description and Estimate Basis	470	610	Facilities	2009/10
				611	
Fund Balance					\$ -
Revenues					\$ 589,960
	Grants		\$ 403,200	\$ 186,760	589,960
Expenditures					\$ 589,960
21	Utilities	\$ -	\$ -	\$ -	\$ -
	a Electricity	-	-	-	-
	b Water	-	-	-	-
	c Communications	-	-	-	-
23	Supplies & Services	\$ -	\$ -	\$ -	\$ -
	a Repairs (irrigation, etc.)	-	-	-	-
	b Annual Maintenance (i.e. wood chips, etc.)	-	-	-	-
25	Contract Services	\$ -	\$ 362,400	\$ 167,560	\$ 529,960
	Preliminary Engineering	-	44,200	20,800	65,000
	Environmental	-	3,400	1,600	5,000
	Contract Management	-	-	-	-
	Construction Management	-	40,800	19,200	60,000
	Construction	-	274,000	125,960	399,960
TBD	Property	\$ -	\$ 40,800	\$ 19,200	\$ 60,000
	Right of Way Acquisition	-	40,800	19,200	60,000
Reserve					\$ -

Comments:

CITY OF WILDOMAR-CITY COUNCIL
Agenda Item #2 D.
Public Hearing
Meeting Date: September 9, 2009

TO: Mayor and City Council
FROM: Gary Nordquist, Finance Director
SUBJECT: User Fees

STAFF REPORT

RECOMMENDATION: Adopt Resolution No. 09-64 entitled:

RESOLUTION NO. 09 - 64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ADOPTING THE PARKS & RECREATION AND CODE
ENFORCEMENT FEES AS LISTED ON EXHIBIT A

BACKGROUND:

The City Council adopted Resolution 05-2 on July 1, 2008 which implemented new user fees and charges for the "Transition" Fiscal Year 2008-2009 as original established by Riverside County. This report provides a cost analysis of some of those fees and charges with a comparison to other organizations fees for similar services. This report focuses on two specific areas of service:

1. **Code Enforcement's** "Abandoned and Distressed Properties
Registration Fee is recommended to be increased to recover more of the City's service cost.

2. **Parks and Recreation.** July 1, 2009 the City of Wildomar took responsibility for the 3 parks included in Landscape Maintenance District (LMD) 2006-1 which is funded by \$28.00 assessments on 6,850 of the 9,800 parcels within the city limits. These special non-general fund assessments pay for landscaping and maintenance while recreation programs and other park related service costs are provided by the General Fund. While the attached fees seek to compensate the city for non-assessment district usage, a Wildomar Park Pass Program is introduced to provide a lower cost alternative to paying the out of district fees.

DISCUSSION:

The California Constitution allows municipalities to recover the "costs reasonably borne" for all services provided to the community. The recommended fees for Code Enforcement and Community Services, per the attached Exhibit A, were

calculated based on current labor cost including allowable materials or overhead costs.

In evaluating and determining the proposed new fees and adjustments to the existing ones, staff considered the following:

- Services and activities appropriate for the user fee structure were identified.
- Cost data were collected using current salary/fringe benefits rates and estimated overhead rates.
- Each department providing that service reviewed how the service is delivered for possible streamlining so that the cost to provide each service could be reduced to the lowest level possible.

The City's practice is to update the user fees and charges on a periodic basis in order to keep pace with the costs of providing services. The City Council could choose not to update the user fees and charges and leave the current rates in place.

FISCAL IMPACT

Positive. The annual volume of activity is currently unknown due to the lack of City history. It is conservatively estimated that budgeted revenues could be increased by \$20,000.00 with implementation of the new fee program.

Submitted by:

Approved by:

Gary Nordquist
Finance Director

Frank Oviedo
City Manager

Reviewed by:

Julie Hayward Biggs
City Attorney

ATTACHMENTS:

1. Resolution Number 09-64
2. Exhibit A

RESOLUTION NO. 09 - 64

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING THE PARKS & RECREATION AND CODE ENFORCEMENT FEES AS LISTED ON EXHIBIT A

WHEREAS, the City of Wildomar, in its desire to provide community recreation services, is dedicated to providing high quality facilities, activities and services at reasonable rates based on fair market value; and

WHEREAS, the City of Wildomar is also dedicated to working closely with local community groups and cities to ensure access and availability to high quality recreation facilities and programs; and

WHEREAS, the City of Wildomar Parks and Recreation User Fees are intended to cover costs incurred for recreation facility management and staffing in order to equitably provide and expand recreation services to the citizens of Wildomar; and

WHEREAS, the City of Wildomar Fee Schedule is hereby amended by the addition of Parks & Recreation and Code Enforcement User Fees which is attached hereto as Exhibit A and by this reference made a part hereof; and

WHEREAS, the effective date of the Parks and Recreation User Fees shall be October 10, 2009 and the Code Enforcement User Fees shall be effective January 1, 2010.

THEREFORE, The City Council of the City of Wildomar does hereby resolve, as follows:

That the City of Wildomar Adopts the Parks & Recreation and Code Enforcement User Fees as listed on Exhibit A.

PASSED, APPROVED AND ADOPTED this 9th day of September, 2009.

Scott Farnam
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

Exhibit A

User Fee Summary

September 9, 2009



Ref	Fee Description	Recommend Fee	Current Fee	Cost of Service	Comments
A.1	Distressed and Abandoned Property Registration	\$ 100.00	\$ 70.00	\$ 108.16	Annual non-prorated charge per calendar year
A.2	Wildomar Park Pass Program	\$ 31.00	na	\$ 46.72	Annual non-prorated charge per calendar year
A.3	Non-District Wildomar Resident fee	\$ 10.00	na	\$ 43.59	For Park and Field usage only
A.4	Non-Wildomar Resident Fee	\$ 20.00	na	\$ 48.40	
A.5	Park Shelter Reservation - District	\$ 5.00	na	\$ 29.03	Fee is for 4 hour usage.
A.5	Park Shelter Reservation - non District	\$ 10.00	na	\$ 29.03	Fee is for 4 hour usage.
A.5	Park Shelter Reservation - Non Wildomar Resident	\$ 15.00	na	\$ 29.03	Fee is for 4 hour usage.
A.6	Field Reservation - In District	\$ 5.00	na	\$ 23.54	Fee is for 1 hour or 1 game.
A.6	Field Reservation - Non District	\$ 15.00	na	\$ 23.54	Fee is for 1 hour or 1 game.
A.6	Field Reservation - Non Wildomar Resident	\$ 23.00	na	\$ 23.54	Fee is for 1 hour or 1 game.
A.7	Lighting for Fields, Hourly	\$ 15.00	na	\$ 33.20	Hourly fee, non-residents pays full hourly cost of \$33.20
A.8	Recreation Classes - Contract Service Charge	70/30 split	na	Cost Plus 30%	
A.9	Parks and Recreation Refund Policy	20% of Fee	na		

User Fee Summary

September 9, 2009

Exhibit A



Ref	Fee Description	Recommend Fee	Current Fee	Cost of Service	Comments
A.1	Distressed and Abandoned Property Registration	\$ 100.00	\$ 70.00	\$ 108.16	Annual non-prorated charge per calendar year
A.2	Wildomar Park Pass Program	\$ 31.00	na	\$ 46.72	Annual non-prorated charge per calendar year
A.3	Non-District Wildomar Resident fee	\$ 10.00	na	\$ 43.59	For Park and Field usage only
A.4	Non-Wildomar Resident Fee	\$ 20.00	na	\$ 48.40	
A.5	Park Shelter Reservation - District	\$ 5.00	na	\$ 29.03	Fee is for 4 hour usage.
A.5	Park Shelter Reservation - non District	\$ 10.00	na	\$ 29.03	Fee is for 4 hour usage.
A.5	Park Shelter Reservation - Non Wildomar Resident	\$ 15.00	na	\$ 29.03	Fee is for 4 hour usage.
A.6	Field Reservation - In District	\$ 5.00	na	\$ 23.54	Fee is for 1 hour or 1 game.
A.6	Field Reservation - Non District	\$ 15.00	na	\$ 23.54	Fee is for 1 hour or 1 game.
A.6	Field Reservation - Non Wildomar Resident	\$ 23.00	na	\$ 23.54	Fee is for 1 hour or 1 game.
A.7	Lighting for Fields, Hourly	\$ 15.00	na	\$ 33.20	Hourly fee, non-residents pays full hourly cost of \$33.20
A.8	Recreation Classes - Contract Service Charge	70/30 split	na	Cost Plus 30%	
A.9	Parks and Recreation Refund Policy	20% of Fee	na		

User Fee Determination

Cost Analysis Worksheet

Exhibit A.1



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Distressed and Abandoned Properties Registration Fee	10	435	3202	Code Enforcement	9/9/2009

Description of Service, Demand, Subsidy and Other Comments:

Registration is required if a property in foreclosure becomes vacant or shows signs of vacancy and is located in the City of Wildomar. Registration is required annually and is not prorated. City staff records the provided property information into a registration database and then inspects the property and notifies property owner when needed.

Personnel Costs

Position	Rates*			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
Code Enforcement Officer (PT1)	\$60.00		10.00%	\$66.00	1.00	\$66.00
City Clerical Staff	\$45.00		10.00%	\$49.50	0.50	\$24.75
Total Burdened Personnel Costs per Unit of Service						\$90.75

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Vehicle Mileage Cost for property inspections	\$0.55	6 miles	\$3.30
Total Other Costs per Unit of Service			3.30

Fee Comparison Data

Jurisdiction	Fee per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
City of Wildomar	\$100.00		
City of Canyon Lake	\$130.00	\$ 30.00	30.00%
City of Lake Elsinore	\$71.00	\$ (29.00)	-29.00%
City of Menifee	\$ -	\$ -	
City of Murrieta	\$70.00	\$ (30.00)	-30.00%
County of Riverside	\$70.00	\$ (30.00)	-30.00%

Total Service Direct Costs	\$94.05
General & Administrative* Rate @ 15.00%	\$14.11
Total Service Cost / Unit	\$108.16
Recommended Fee	\$100.00
Recommended Fund Subsidy	\$8.16
Current Fee Amount	\$70.00
Fee Increase/(Decrease)	\$30.00
Annual Usage	50
Projected Annual Revenue Impact	\$5,000.00

User Fee Determination

Cost Analysis Worksheet

Exhibit A.2



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Wildomar Park Pass Program	10	470	TBD	Community Services	9/9/2009

Description of Service, Demand, Subsidy and Other Comments:

Available to City of Wildomar residents who do not participate in the Landscape Maintenance District (LMD) 2006-1 assessment program. Participation in this **Park Pass** program by non-assessment district Wildomar resident families will receive the same access and privileges as Wildomar residents within the assessment district. Non-District fees for Wildomar parks and recreation programs will not apply to members in this **Park Pass** program. City staff will issue annual passes, based on calendar year (non-prorated) to non-assessment district residents.

Personnel Costs

Position	Rates			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
City Staff	\$45.00		10.00%	\$49.50	0.25	\$12.38
Total Burdened Personnel Costs per Unit of Service						\$12.38

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
City of Wildomar Park Pass Program card	\$0.25	1.0	\$0.25
Total Material & Rental Costs per Unit of Service			0.25

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Annual Assessment for LMD 2006-1	\$28.00	1	\$28.00
Total Other Costs per Unit of Service			28.00

Fee Comparison Data

Jurisdiction	Fee per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
City of Wildomar (field or shelter)	\$31.00		
City of Canyon Lake	na	\$ -	
City of Lake Elsinore	na	\$ -	
City of Menifee	na	\$ -	
City of Murrieta	na	\$ -	
City of Temecula	na	\$ -	

Total Service Direct Costs	\$40.63
General & Administrative* Rate @ 15.00%	\$6.09
Total Service Cost / Unit	\$46.72
Recommended Fee	\$31.00
Recommended fee Subsidy	\$15.72
Current Fee Amount	0
Fee Increase/(Decrease)	\$31.00
Annual Usage (Reservable Hours)	200
Projected Annual Revenue Impact	\$6,200.00

User Fee Determination

Cost Analysis Worksheet

Exhibit A. 3



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Non District Fee	10	470	TBD	Community Services	8/24/2009

Description of Service, Demand, Subsidy and Other Comments:

This fee is charge on a one time basis per league or team to participants residing within the City of Wildomar but do not participate in Landscape and Maintenance District (LMD) 2006-1 assessment program. This fee contributes to offset the cost of city staff recording the participants information and park costs.

Personnel Costs

Position	Rates*			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
City Staff	\$45.00		10.00%	\$49.50	0.20	\$9.90
Total Burdened Personnel Costs per Unit of Service						\$9.90

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Annual Assessment for Wildomar's Park Landscape and Maintenance	\$28.00	1	\$28.00
Total Other Costs per Unit of Service			28.00

Fee Comparison Data

Jurisdiction	Fee per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
Non-District fee	\$10.00	\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	

Total Service Direct Costs	\$37.90
General & Administrative* Rate @ 15.00%	\$5.69
Total Service Cost / Unit	\$43.59
Recommended Fee	\$10.00
Recommended fee Subsidy	\$33.59
Current Fee Amount	0
Fee Increase/(Decrease)	\$10.00
Annual Usage	20
Projected Annual Revenue Impact	\$200.00

User Fee Determination

Cost Analysis Worksheet

Exhibit A.4



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Non Wildomar Resident Fee	10	470	TBD	Community Services	8/24/2009

Description of Service, Demand, Subsidy and Other Comments:

This fee is charge on a one time per class or leauge basis to participants residing outside the Wildomar City limits. City staff records registration information and processess participants request.

Personnel Costs

Position	Rates*			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
City Staff	\$45.00		10.00%	\$49.50	0.20	\$9.90
Total Burdened Personnel Costs per Unit of Service						\$9.90

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
***Annual Assessment for Wildomar's Park Landscape and Maintenance	\$28.00	1	\$28.00
General Fund support to Parks and Recreation/resident	\$4.19	1	\$4.19
Total Other Costs per Unit of Service			32.19

Fee Comparison Data

Jurisdiction	Fee per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
Non Wildomar Resident fee	\$20.00		
City of Canyon Lake		\$ -	
City of Lake Elsinore		\$ -	
City of Menifee		\$ -	
City of Murietta		\$ -	
City of Temecula	\$5.00	\$ (15.00)	-75.00%

Total Service Direct Costs	\$42.09
General & Administrative* Rate @ 15.00%	\$6.31
Total Service Cost / Unit	\$48.40
Recommended Fee	\$20.00
Recommended fee Subsidy	\$28.40
Current Fee Amount	0
Fee Increase/(Decrease)	\$20.00
Annual Usage (Reservable Hours)	20
Projected Annual Revenue Impact	\$400.00

***does not apply to non park uses.

User Fee Determination

Cost Analysis Worksheet

Exhibit A.5



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Park Shelter Reservations	10	470	TBD	Community Services	9/9/2009

Description of Service, Demand, Subsidy and Other Comments:

City staff to record and review request for reservation and issue permit for usage upon approval of request. Park Shelters to be provided in clean, usable condition for requestors activity. Park Shelter reservation is for a four (4) hour period usage based on 12 hours per day and 4,380 available hours per year provides for 1,095 available reservations per year per shelter.

Personnel Costs

Position	Rates*			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
City Staff	\$45.00		10.00%	\$49.50	0.30	\$14.85
Total Burdened Personnel Costs per Unit of Service						\$14.85

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Maintenance/Utilities (Annual Cost \$83,200/4,380 hours/5 fields and 3 shelters, no li	\$9.50	1	\$9.50
Park Annual Depreciation (\$49,407/30yrs/4,380hrs times 4 hrs per res/3 shelters	\$0.50	1	\$0.50
Park Security (\$425/mo = \$5,100/yr/4,380 hrs*66%/ times 4 hrs/3 shelters and 5 fields)	\$0.39	1	\$0.39
Total Other Costs per Unit of Service			10.39

Fee Comparison Data

Jurisdiction	Fee per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
City of Wildomar (shelter)	Varies \$5 to \$29.***		
City of Canyon Lake (\$60/day)	\$7.50	\$ 7.50	
City of Lake Elsinore (non resid)	\$9.00	\$ 9.00	
City of Menifee (\$125/day)	\$15.63	\$ 15.63	
City of Murrieta (non resid/hr)	\$5.00	\$ 5.00	
City of Temecula (non-resid youth)	\$32.00	\$ 32.00	

***Recommended Fees:

Wildomar "In-District"	\$5.00		
Wildomar "Non-District"	\$15.00		
Wildomar "Non-Resident"	\$29.00		

Total Service Direct Costs	\$25.24
General & Administrative* Rate @ 15.00%	\$3.79
Total Service Cost / Unit	\$29.03
Recommended Fee	\$15.00
Recommended fee Subsidy	\$14.03
Current Fee Amount	0
Fee Increase/(Decrease)	\$15.00
Annual Usage (Reservable Hours)	10
Projected Annual Revenue Impact	\$150.00

User Fee Determination

Cost Analysis Worksheet

Exhibit A.6



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Field Reservations	10	470	TBD	Community Services	9/9/2009

Description of Service, Demand, Subsidy and Other Comments:

This is the cost for City staff to record and review request for reservation and issue permit for hourly or per game usage upon approval of request. Fields to be provided in clean, usable condition for requestors activity. Field usage based on 12 hours per day and 4,380 available hours per year.

Personnel Costs

Position	Rates			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
City Staff	\$45.00		10.00%	\$49.50	0.30	\$14.85
Total Burdened Personnel Costs per Unit of Service						\$14.85

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Maintenance/Utilities (Annual Cost \$83,200/4,380 hours/5 fields, no lighting costs)	\$3.80	1	\$3.80
Park Annual Depreciation (\$684,853/30yrs/4,380hrs/5 reservable Fields)	\$1.04	1	\$1.04
Park Security (\$425/mo = \$5,100/yr/4,380 hrs*66%)	\$0.78	1	\$0.78
Total Other Costs per Unit of Service			5.62

Fee Comparison Data

Jurisdiction	Fee per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
City of Wildomar (field)	***Varies		
City of Canyon Lake (\$60/day)	\$7.50	\$ 7.50	
City of Lake Elsinore (non resid)	\$9.00	\$ 9.00	
City of Menifee (\$125/day)	\$15.63	\$ 15.63	
City of Murrieta (non resid.-youth)	\$5.00	\$ 5.00	
City of Temecula (non-resid youth)	\$32.00	\$ 32.00	

Total Service Direct Costs	\$20.47
General & Administrative* Rate @ 15.00%	\$3.07
Total Service Cost / Unit	\$23.54
Recommended Fee	Varies
Recommended fee Subsidy	\$23.54
Current Fee Amount	0
Fee Increase/(Decrease)	
Annual Usage	TBD
Projected Annual Revenue Impact	

***Recommended Fees:

Wildomar "In-District"	\$ 5.00
Wildomar "Non-District"	\$ 15.00
Wildomar "Non-Resident"	\$ 23.00

User Fee Determination

Cost Analysis Worksheet

Exhibit A.7



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Field Lighting - Hourly Fee	10	470	TBD	Community Services	9/9/2009

Description of Service, Demand, Subsidy and Other Comments:

City staff to record and review request for Field lighting usage . Upon approval of request, schedule and program lighting controller per customers request. This is an hourly fee.

Personnel Costs

Position	Rates*			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
City Staff	\$45.00		10.00%	\$49.50	0.30	\$14.85
Total Burdened Personnel Costs per Unit of Service						\$14.85

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Electricity Usage per field per hour. (1.56kwh per fixture, ave 29 fixtures= 45.24 kwh/field/hour, 45.24kwh times \$0.31per kwh cost = \$14.02 electricity cost.	\$14.02	1	\$14.02
Total Other Costs per Unit of Service			14.02

Fee Comparison Data

Jurisdiction	Fee per hour per field	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
City of Wildomar ***	\$15.00		
City of Canyon Lake		\$ -	
City of Lake Elsinore (\$11 to \$27)	\$18.00	\$ 3.00	20.00%
City of Menifee	\$30.00	\$ 15.00	100.00%
City of Murrieta (\$15.00 to \$30.00 Non Res)	\$15.00	\$ -	
City of Temecula (\$5 to \$36)	\$20.00	\$ 5.00	33.33%

***Recommended Fees:

Wildomar "In-District"	\$15.00		
Wildomar "Non-District"	\$15.00		
Wildomar "Non-Resident"	\$33.20		

Total Service Direct Costs	\$28.87
General & Administrative* Rate @ 15.00%	\$4.33
Total Service Cost / Unit	\$33.20
Recommended Fee	\$15.00
Recommended fee Subsidy	\$18.20
Current Fee Amount	0
Fee Increase/(Decrease)	\$15.00
Annual Usage (total field lighting hours)	300
Projected Annual Revenue Impact	\$4,500.00

User Fee Determination

Cost Analysis Worksheet

Exhibit A.8



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Contract Class Costs	10	470	TBD	Community Services	9/9/2009

Description of Service, Demand, Subsidy and Other Comments:

Recreation classes/programs provided by contract instructors are recommended to be totally self-funded by fees charged to the participants. These fees cover the cost of the instructors, materials, supplies, city staff and facility costs. The city's direct and indirect rates are estimated at 30 percent of program costs and to recover this expense, all contract classes/programs will use a 70/30 split of fees charged to the participants.

Personnel Costs

Position	Rates*			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
Registration of Participants						
Business Office Services						
Total Burdened Personnel Costs per Unit of Service						

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Advertisement of Classes and Programs			
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Facility Utilities, Depreciation, Repair and Maintenance			
Total Other Costs per Unit of Service			

Fee Comparison Data

Jurisdiction	Rate per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
City of Wildomar (field or shelter)	"70/30"		
City of Canyon Lake		\$ -	
City of Lake Elsinore		\$ -	
City of Menifee		\$ -	
City of Murrieta	"70/30"	\$ -	
City of Temecula		\$ -	

Total Service Direct Costs
 General & Administrative*
 Rate @ 15.00%

Total Service Cost / Unit

Recommended Fee 30% of Cost

Recommended fee Subsidy _____

Current Fee Amount _____ 0

Fee Increase/(Decrease) _____

Annual Usage TBD

Projected Annual Revenue Impact _____

User Fee Determination

Cost Analysis Worksheet

Exhibit A.9



User Fee Description	Fund	Program	Account	Agency/Department/	Date
Refund Policy	10	470	TBD	Community Services	9/9/2009

Description of Service, Demand, Subsidy and Other Comments:

1. All activities and excursions must meet a minimum number of participants to be held.
2. If the City must cancel a class/excursion, participants may transfer to another class/excursion or receive a full refund.
3. All request for refunds or transfers must be requested 5 business days prior to the first class start date.
4. A 20 percent cancellation fee will be deducted from all approved refunds.
5. The Community Services Department is not permitted to issue cash for refund requests.

Personnel Costs

Position	Rates*			Total Burdened Labor Cost / Hr.	Hours by Position Per Unit	Total Labor Cost per Unit of
	Hourly Rate	Paid Benefit Rate	Department Rate			
City Staff	\$45.00		10.00%	\$49.50	0.30	\$14.85
Total Burdened Personnel Costs per Unit of Service						\$14.85

Material & Rental Costs

Description	Cost Each	Quantity Required	Unit Cost
Total Material & Rental Costs per Unit of Service			

Other Costs (Equipment, Building Usage, Part-time Labor w/o Benefits)

Description	Cost Each	Quantity Required	Unit Cost
Total Other Costs per Unit of Service			

Fee Comparison Data

Jurisdiction	Rate per Unit	More or (Less) than Wildomar's Fee per Unit of Service	
		Dollars	Percentage
City of Wildomar (field or shelter)	20%		
City of Canyon Lake		\$ -	
City of Lake Elsinore		\$ -	
City of Menifee		\$ -	
City of Murrieta		\$ -	
City of Temecula		\$ -	

Total Service Direct Costs	\$14.85
General & Administrative* Rate @ 15.00%	\$2.23
Total Service Cost / Unit	\$17.08
Recommended Fee	20% of Fee
Recommended fee Subsidy	
Current Fee Amount	0
Fee Increase/(Decrease)	
Annual Usage	TBD
Projected Annual Revenue Impact	

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3 A.
GENERAL BUSINESS
Meeting Date: September 9, 2009

TO: Council Members

FROM: Michael Kashiwagi, Development Services
Gary Nordquist, Finance Director

SUBJECT: Amendment to the Fiscal Year 2009/10 budget and related Capital Improvement Program (CIP) to reflect two grants totaling \$589,960 for the Wildomar Sidewalk improvements to School Project

STAFF REPORT

RECOMMENDATION:

Adopt Resolution No. 09-65 entitled:

RESOLUTION NO. 09 – 65
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AMENDING THE FISCAL YEAR 2009/10 BUDGET AND RELATED
CAPITAL IMPROVEMENT PROGRAM TO REFLECT TWO GRANTS TOTALING
\$589,960 FOR THE WILDOMAR SIDEWALK IMPROVEMENTS TO SCHOOL
PROJECT

which authorizes an amendment to the Fiscal Year 2009/10 budget and related Capital Improvement Program (CIP) budget. The amendment is needed to reflect two recently awarded grants for a new CIP project-- the Wildomar Sidewalk Improvements to School Project. Totalling \$589,960, the two funded sources are from Caltrans' Safe Routes to School Program (\$403,200) and Riverside County Transportation Commission's SB 821 Bicycle and Pedestrian Facilities Program (\$186,760).

BACKGROUND:

Two grant opportunities for sidewalk improvements were available earlier this year. To take advantage of the funding opportunity, City staff surveyed the City for candidate projects and reviewed concerns raised by residents related to the lack of sidewalks. At various locations, staff observed unlevel shoulders and unpaved areas that were not ideal for walking and could potentially be hazardous in rainy conditions. In the absence of sidewalks or gaps between sidewalks, there is increased pedestrian and motorist interaction.

Because one grant in particular emphasized safe access to schools, staff narrowed down project options that emphasized safety for parents and school children walking to schools.

The proposed project will construct new curb, gutter and sidewalks within the proximity of Wildomar Elementary School and Ronald Reagan Elementary School. The specific locations for the curb, gutter and sidewalks improvements are described Table 1.

Table 1. Wildomar Sidewalk Improvements to School Project

Sidewalk Locations	School Impacted & Proximity	Scope of Project
1) Central St. - Palomar St. and Grand Ave	Wildomar Elementary – within 1000 ft	850 feet curb, gutter and sidewalk
2) Palomar - Central St. and South Pasadena	Wildomar Elementary – within 1000 ft	300 feet curb, gutter and sidewalk
3) Illinois - Central St. and Penrose	Wildomar Elementary – within 1000 ft	450 feet curb, gutter and sidewalk
4) George Rd - La Estrella/Boylan Springs to Doheny Circle	Ronald Reagan Elementary- within 600 ft	300 feet curb, gutter and sidewalk
TOTAL		1900 feet

Please note the lineal feet are approximations only. When the project is being engineered, adjustments to sidewalk length will be refined.

The benefits of the project were recognized by Caltrans in its Safe Routes to School grant Program and the Riverside County Transportation Commission in its SB 821 Bicycle and Pedestrian Facilities Program. The specific background on the two grant programs and awards amounts are as follows:

- Caltrans Safe Routes to School Program:** The California Department of Transportation (Caltrans) administers the Safe Routes to School (SR2S) Program to facilitate a safer pedestrian/bike environment for children in grades K-12 who walk and bicycle to school. California was the first state in the country to legislate its own Safe Routes to School program with dedicated funding (from the State Highway Account) in 1999. This program encourages more children to walk and bicycle to school, resulting in healthier children, improved air quality, reduced fuel consumption and greenhouse gas emissions, and less traffic congestion near schools. **Amount awarded to the City of Wildomar: \$403,200**
- SB 821 Bicycle and Pedestrian Facilities Funding Program:** Each year, 2% of the Local Transportation Fund (LTF) revenue is made available for use on bicycle and pedestrian facility projects through the Riverside Transportation Commission’s SB 821 Bicycle and Pedestrian Facilities Program. This is a discretionary program administered by the Commission. **Amount awarded to the City of Wildomar: \$186,760**

DISCUSSION:

The Wildomar Sidewalks Improvements to School Project will cost \$589,000. It is a new project to the City's Capital Improvement Program (CIP) and requires an amendment to the CIP. To reflect the two grant funds, it also necessitates a Fiscal Year 2009/10 budget amendment.

The project expenditures and revenue summary are provided in the Tables 2 and 3 below. The project is targeted for construction by Spring 2010.

Table 2: Sidewalk Project Expenditures

Project Expenditures	FY 2009/10
Preliminary Engineering	\$ 65,000
Environmental	\$ 5,000
Right-of-Way Acquisition	\$ 60,000
Construction Management	\$ 60,000
Construction	\$ 399,960
Total	\$ 589,960

The grants each required a local match and the City staff strategized to apply for both grants concurrently in the hopes that if both were secured, each grant would act as the necessary "local match" requirement for the other. (If only one grant was secured, the City would then utilize gas tax of Measure A funds if decided by Council as a local match.) However, the prospect of receiving both grants for the single project was realized, and as a result, the City can deliver the Sidewalk Project without additional investment of local revenue sources.

Table 3: Funding Sources to be amended into FY 2009/10 budget

Funding Sources	Amount
Caltrans Safe Routes to School	\$403,200
SB 821 Bike/Ped Program	\$186,760
Total	\$ 589,960

FISCAL IMPACTS:

The proposed \$589,960 increase of the Capital Improvement Program for Fiscal Year 2009/10 will reflect the sum acquisition of the \$403,200 from the Caltrans Safe Routes to School Program and \$186,760 from the RCTC SB 821 Bicycle and Pedestrian Facilities Program. The grants will fund the total expenditures of the Wildomar Sidewalk Improvements to School Project.

There is no fiscal impact to the City's General Fund.

Submitted by:

Michael Kashiwagi
Development Services

Approved by:

Frank Oviedo
City Manager

ATTACHMENTS:

1. Resolution No. 09-65
2. Map Exhibits
3. Photo Exhibits of Project Locations

RESOLUTION NO. 09 - 65

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, AMENDING THE FISCAL YEAR 2009/10 BUDGET AND RELATED
CAPITAL IMPROVEMENT PROGRAM TO REFLECT TWO GRANTS TOTALING
\$589,960 FOR THE WILDOMAR SIDEWALK IMPROVEMENTS TO SCHOOL
PROJECT**

WHEREAS, The City of Wildomar's Sidewalks to School Project (Project) is proposed to construct sidewalks to provide safe and convenient access for parents and school children walking or bicycling to school, as well as improve pedestrian access to city residents; and

WHEREAS, the City of Wildomar ("City") secured two grants for the Project totaling \$589,960; and

WHEREAS, the Riverside Transportation Commission (RCTC) administers the SB 821 Bicycle and Pedestrian Facilities Funding Program to enhance pedestrian/bicyclist safety and mobility. In this program, RCTC has awarded to the City \$186,760; and

WHEREAS, the California Department of Transportation (Caltrans) administers the Safe Routes to School (SR2S) Program to facilitate a safer pedestrian/bike environment for children in grades K-12 who walk and bicycle to school. In this program, Caltrans has awarded to the City \$403,200; and

WHEREAS, the Project grant funding necessitates an amendment to the Fiscal Year 2009/10 budget and related Capital Improvement Program to reflect revenues and cost expenditures for the Project, totaling 589,960.

NOW, THEREFORE, the City Council of Wildomar does resolve as follows:

1. The City Council approves an amendment to the Fiscal Year 2009/2010 budget to reflect a total of \$589,960 from two secured grants for the Wildomar Sidewalk Improvements to School Project. The budget is approved to identify \$186,760 from Caltrans Safe Routes to School Program and \$403,200 from RCTC SB 821 Bicycle and Pedestrian Facilities Program.
2. The City Council approves the related amendment to the Capital

Improvement Program to reflect project costs and revenue sources.

PASSED, APPROVED, AND ADOPTED this 9th day of September, 2009.

Scott Farnam
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

Map Exhibits

- **Improvement & School Proximity Maps**

School Proximity Map

Sidewalk Improvements Near Wildomar Elementary School



Sidewalk Locations	School Impacted & Proximity	Scope of Project
1) Central St. - Palomar Ave and Grand Ave	Wildomar Elementary - within 1000 ft	850 feet curb, gutter and sidewalk
2) Palomar - Central St. and S. Pasadena	Wildomar Elementary - within 1000 ft	300 feet curb, gutter and sidewalk
3) Illinois - Central St. and Penrose	Wildomar Elementary - within 1000 ft	450 feet curb, gutter and sidewalk
TOTAL		1600 feet

City of Wildomar - Wildomar Sidewalk Improvements to School Project

School Proximity Map

Sidewalk Improvements Near Ronald Reagan Elementary School



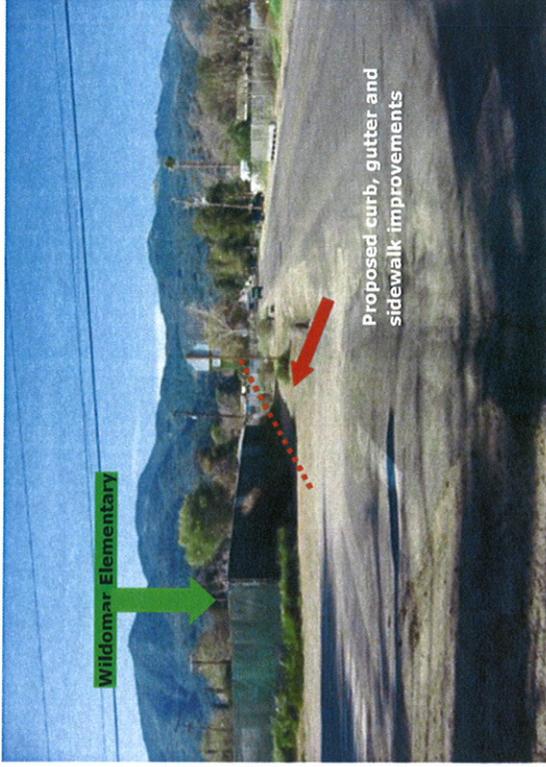
Sidewalk Locations	School Impacted & Proximity	Scope of Project
4) George Rd - La Estrella/Boylan Springs to Doheny Circle	Ronald Reagan Elementary – within 600 ft	300 feet curb, gutter and sidewalk
TOTAL		300 feet

Photo Exhibits

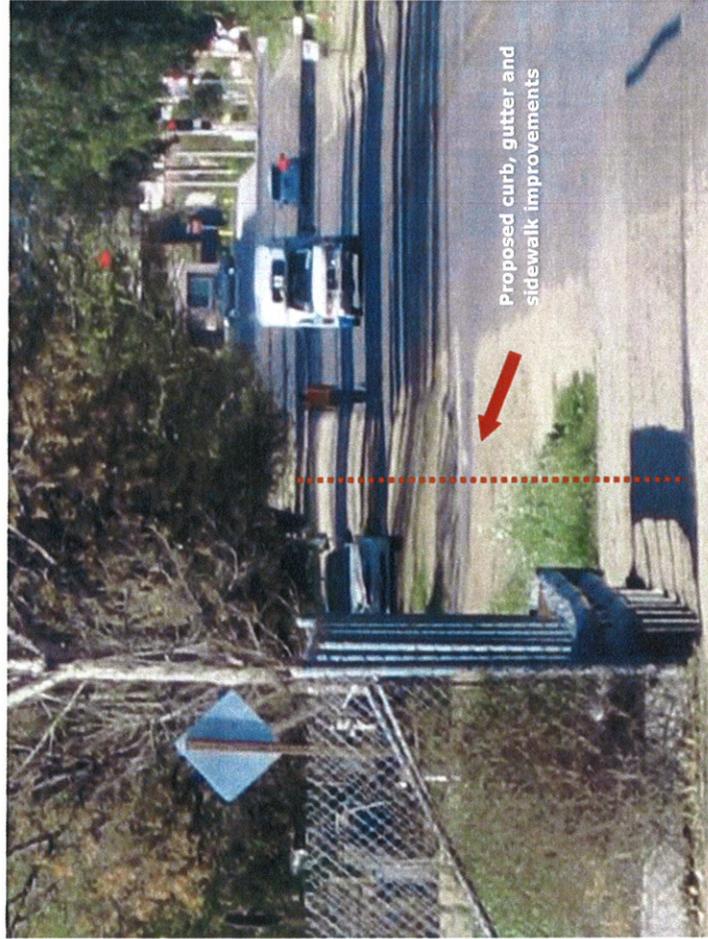
- **Site 1:** Central St from Palomar to Grand Ave
- **Site 2:** Palomar from Central St to South Pasadena St.
- **Site 3:** Illinois Street from Central St. to Penrose
- **Site 4:** George Rd from La Estrella/Boylan Springs to Doheny Circle

Photo Exhibit – Site #1 Central St from Palomar Street to Grand Avenue

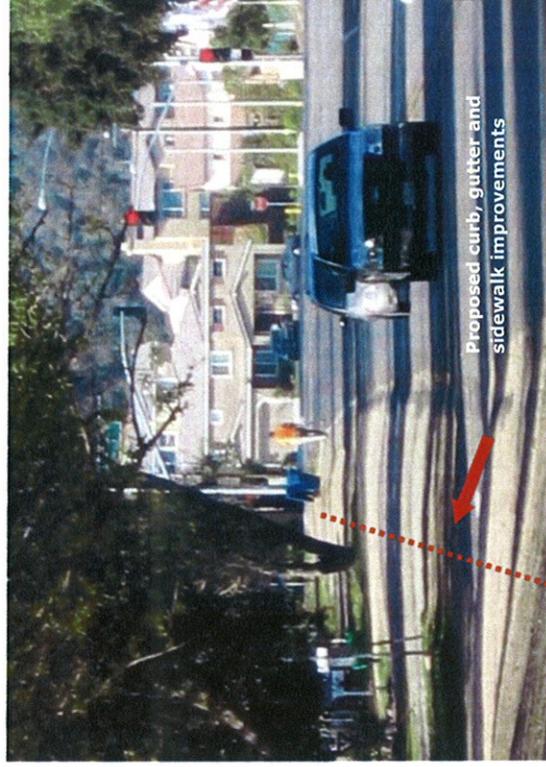
Improvement Site #1:
 Proposed 850 feet of sidewalk improvements on Central Ave from Palomar to Grand Ave (identified by the number 1 on map).
 This impacts the Southside of Wildomar Elementary School.



A wide view looking south down Central Street towards Grand Avenue Palomar Street, behind Wildomar ES.



A view looking South down Central Street to Grand Ave from Illinois Street, from the back side of Wildomar ES.



A close view looking down Central Street to Grand Avenue south of Wildomar Elementary, where 850 feet of sidewalk is proposed.

Photo Exhibit – Site #2 Palomar between Central St. to South Pasadena St.

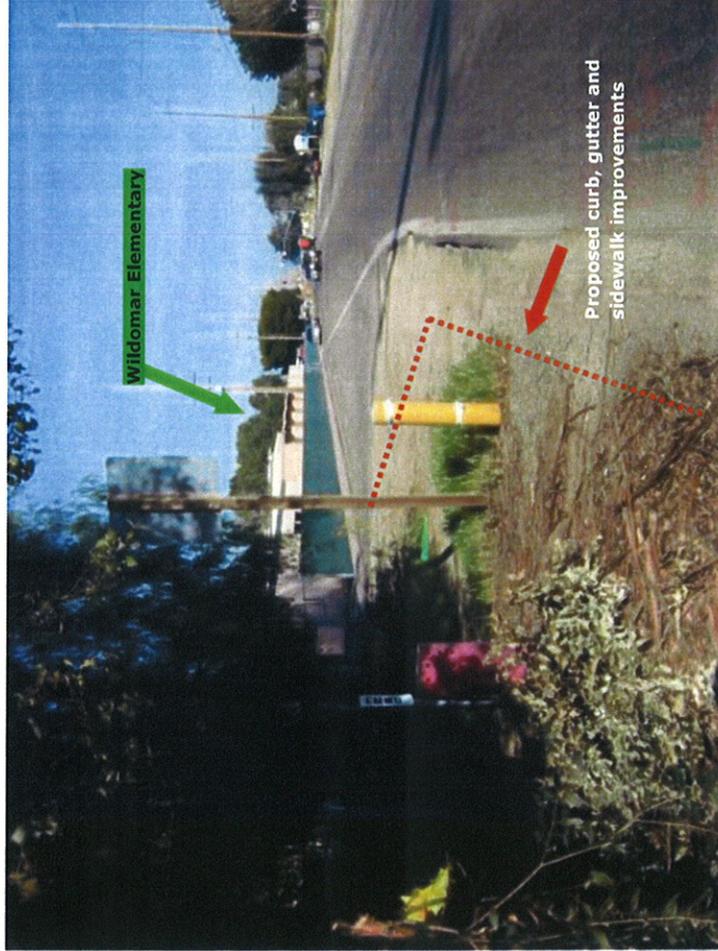
Improvement Site #2:
 Proposed construction of 300 feet of sidewalk improvements on Palomar from Central Avenue to South Pasadena (identified by the number 2 map).
 This impacts Wildomar Elementary School.



A wide view looking east on Palomar from South Pasadena St. Proposed sidewalk will be constructed around trees to Wildomar ES.



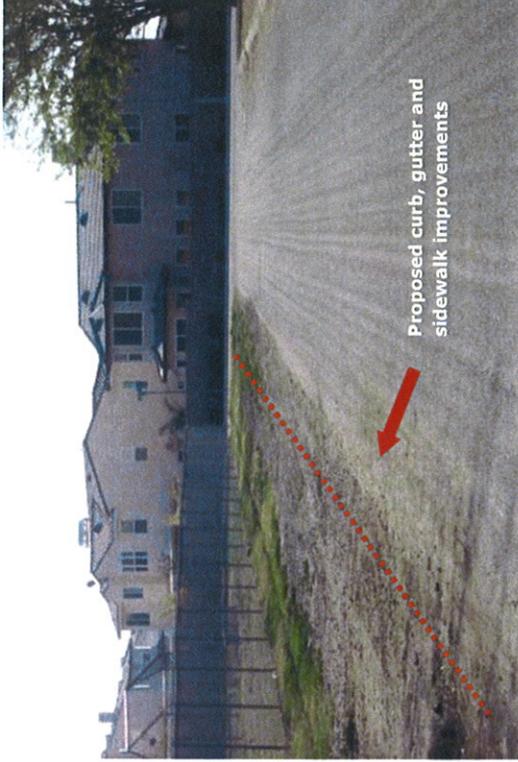
A view looking west on Palomar from Central St. 300 feet of sidewalk will be constructed around trees to connect sidewalks near residential homes to Wildomar ES located one block to the east.



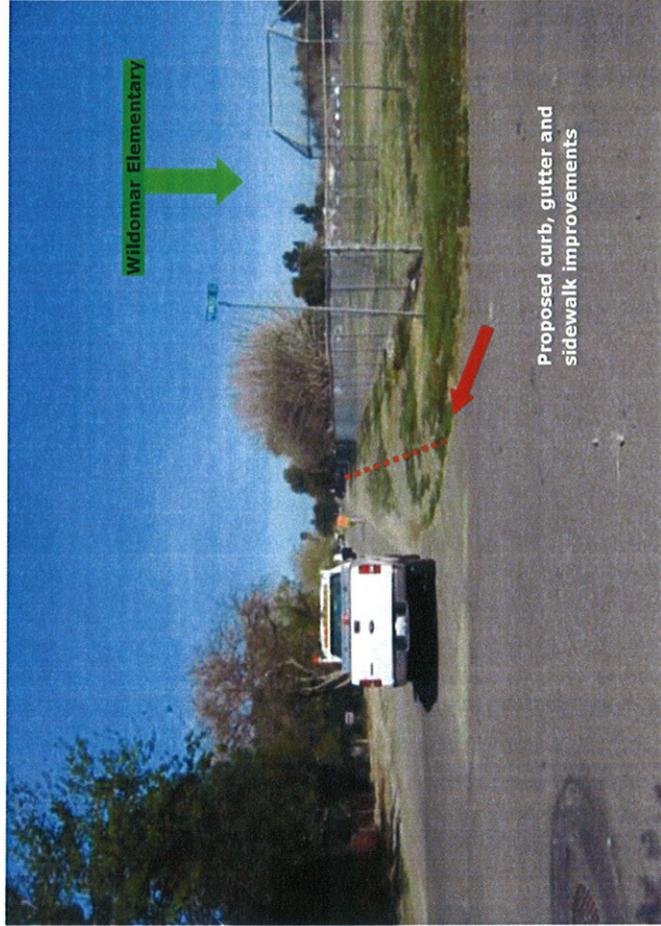
A view looking east on Palomar from South Pasadena St. Proposed sidewalk improvements will connect to front side entrance of Wildomar ES.

Photo Exhibit – Site #3 Illinois Street between Central St. to Penrose St.

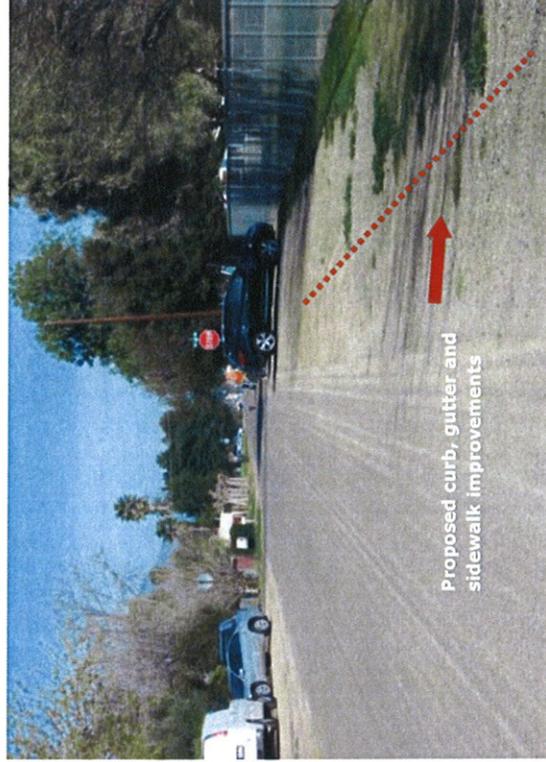
Improvement Site #3:
 Proposed 450 feet of improvements on Illinois Street from Central St. to Penrose (identified by the number 3 on map).
 This impacts the Southside of Wildomar Elementary School.



A close view looking west on Illinois Street from Central Street, behind Wildomar ES.



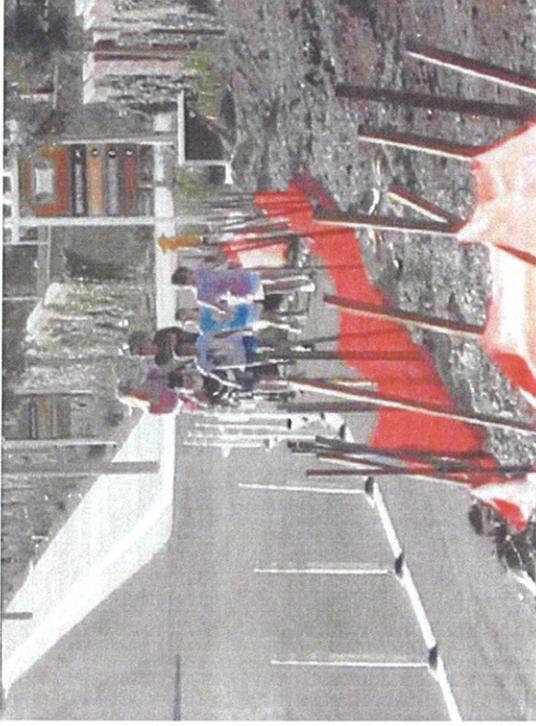
A wide view looking east down Illinois Street from Penrose Street, behind Wildomar ES.



A view looking Illinois Street from Penrose Street, behind Wildomar ES. Students are often dropped off and picked up at this location.

Photo Exhibit- Site #4: George Road from La Estrella/Boylan-Springs to Doheny Circle

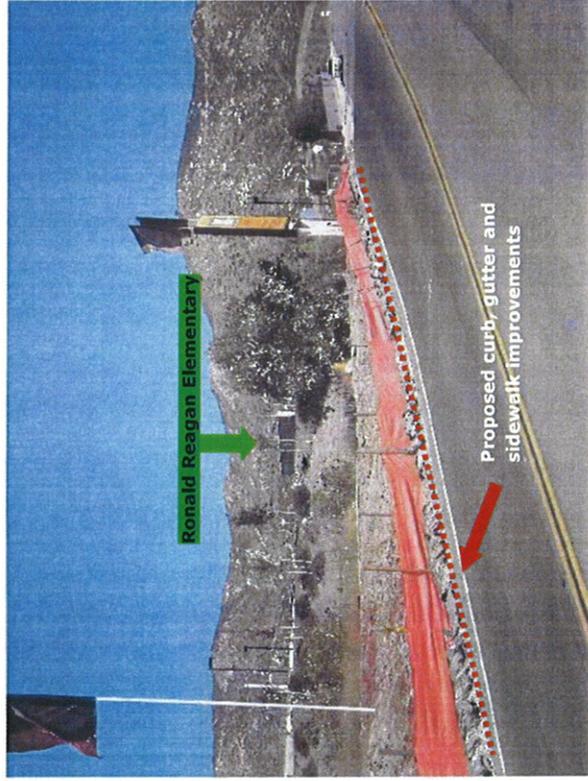
Improvement Site #4: Proposed 300 feet of sidewalk improvements on George Road from La Estrella/Boylan Springs to Doheny Circle. This impacts Ronald Reagan Elementary School.



A view looking South down George Ave. Students are walking to and from school from the nearby Hartford Park Community Development.



A wide view looking South down George Ave. More residential homes are being built to the right as part of the Hartford Park Community Development.



A view looking North up George Ave. Ronald Reagan ES around the corner and the dark buildings to the left.

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3 B.
Meeting Date: September 9, 2009

TO: Mayor and City Council Members

FROM: Michael Kashiwagi, Development Services

SUBJECT: Establishing Speed Limits on Bundy Canyon Road from Mission Trail to the Wildomar City Limits and Palomar Street from Mission Trail to Corydon Street

STAFF REPORT

RECOMMENDATION: Introduce Ordinance No. 36 entitled:

ORDINANCE NO. 36
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ESTABLISHING THE SPEED LIMIT ON BUNDY CANYON ROAD
FROM MISSION TRAIL TO THE WILDOMAR CITY LIMITS AND PALOMAR STREET
FROM MISSION TRAIL TO CORYDON STREET

which establishes the following speed limits:

<u>Roadway Segment</u>	<u>Posted Speed Limit</u>
Bundy Canyon Road- Mission Trail to Oak Canyon Drive	45 miles per hour
Bundy Canyon Road- Oak Canyon Drive to Wildomar City Limits	45 miles per hour
Palomar Street- Mission Trail to Corydon Street	35 miles per hour

BACKGROUND:

Cities and Counties in California are required to follow the California Vehicle Code (CVC) Section 22358(a) to establish speed limits within their jurisdictions. Following the CVC allows local law enforcement to use radar equipment to enforce the speed limit. The recent traffic speed surveys performed for the above mentioned sections of roadway indicated that the prevailing speeds (85th percentile) are:

<u>Roadway Segment</u>	<u>85th Percentile Speed</u>
Bundy Canyon Road- Mission Trail to Oak Canyon Drive	44 miles per hour
Bundy Canyon Road- Oak Canyon Drive to Wildomar City Limits	52 miles per hour
Palomar Street- Mission Trail to Corydon Street	42 miles per hour

The recommended posted speed limit is the 85th percentile speed rounded to the nearest 5 mile per hour increment. Additionally, the speed limit can be reduced an additional 5 miles per hour based upon field conditions and engineering judgment, as outlined in an Engineering and Traffic Survey.

DISCUSSION:

The recommended speed limits for Bundy Canyon Road from Oak Canyon Drive to the Wildomar City limits and Palomar Street from Mission Trail to Corydon Street are reduced by the additional 5 mile per hour increment for the following reasons:

Bundy Canyon Road

- School frontage
- Narrow, winding 2 lane roadway with driveways
- No shoulder in some areas
- High embankment along curves reduces visibility
- No turn pockets

Palomar Street

- Residential home frontage
- Park frontage
- Unpaved shoulder
- Park generates pedestrian and bicycle traffic

FISCAL IMPACTS:

The cost to change and install the new speed limit signs will be less than \$1500.00 and will be funded by Gas Tax.

There is no fiscal impact to the City's General Fund.

Submitted by:

Approved by:

Michael Kashiwagi
Development Services

Frank Oviedo
City Manager

ATTACHMENTS:

1. Ordinance No. 36
2. Engineering and Traffic Surveys

ORDINANCE NO. 36
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR,
CALIFORNIA, ESTABLISHING THE SPEED LIMIT ON BUNDY CANYON ROAD
FROM MISSION TRAIL TO THE WILDOMAR CITY LIMITS AND PALOMAR STREET
FROM MISSION TRAIL TO CORYDON STREET

THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA does ordain as follows:

SECTION 1. FINDINGS

On September 9, 2009, the City Council of the City of Wildomar reviewed and considered the engineering and traffic surveys and related information, attached hereto and incorporated by reference.

Based upon the review of the Survey and related information, the City Council finds the prevailing or 85th percentile speeds of the vehicles are:

<u>Roadway Segment</u>	<u>85th Percentile Speed</u>
Bundy Canyon Road-Mission Trail to Oak Canyon Drive	44 miles per hour
Bundy Canyon Road-Oak Canyon Drive to Wildomar City Limits	52 miles per hour
Palomar Street-Mission Trail to Corydon Street	42 miles per hour

SECTION 2. DECLARATION OF SPEED LIMITS

Based on findings set forth in Section 1, above, the City Council hereby declares the following speed limits:

- Bundy Canyon Road between Mission Trail and Oak Canyon Drive shall be forty-five (45) miles per hour;
- Bundy Canyon Road between Oak Canyon Drive and the Wildomar City Limits shall be forty-five (45) miles per hour;
- Palomar Street between Mission Trail and Corydon Street shall be thirty-five (35) miles per hour;

SECTION 3. DIRECTION TO CITY TRAFFIC ENGINEER

On or after the effective date of this ordinance, the City Engineer is directed to clearly post speed limit signs effectuating Section 2, above, to give notice that this ordinance is in effect.

SECTION 4. NO MANDATORY DUTY OF CARE.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty or care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5. SEVERABILITY

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

SECTION 6. EFFECTIVE DATE AND PUBLICATION

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least fifteen (15) days after its passage, a summary of the ordinance may be published at least five day prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

Scott Farnam
Mayor

APPROVED AS TO FORM:

ATTEST:

Julie Hayward Biggs
City Attorney

Debbie A. Lee, CMC
City Clerk

City of Wildomar
Radar Speed Survey

SURVEY LOCATION: Palomar Street

SURVEY DATE: 8/18/2009

LIMITS: Mission Trail to Corydon Street

VEHICLE SPEED (MPH)	TOTAL VEHICLE	POSTED SPEED LIMIT:	45	WEATHER: Clear	OBSERVER: Southland Car Counters																								
69			85th PERCENTILE 42 MPH AVERAGE SPEED 39.7 MPH																										
68			10 MPH PACE SPEED FROM 35 MPH TO 44 MPH % UNDER PACE 2.0% % IN PACE 96.0% % OVER PACE 3.0%																										
67			<div style="text-align: center;">ROADSIDE CONDITIONS</div> <p>PREDOMINANT LAND USE</p> <table style="width: 100%; border: none;"> <tr><td>SINGLE FAMILY RESIDENTIAL</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>MULTI-FAMILY RESIDENTIAL</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>COMMERCIAL</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>OFFICE</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>INDUSTRIAL</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>SCHOOL</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>PARK</td><td style="text-align: right;"><input checked="" type="checkbox"/></td></tr> <tr><td>PLACE OF WORSHIP</td><td style="text-align: right;"><input type="checkbox"/></td></tr> </table> <p>ON STREET PARKING</p> <table style="width: 100%; border: none;"> <tr><td>HEAVY</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>MODERATE</td><td style="text-align: right;"><input type="checkbox"/></td></tr> <tr><td>LIGHT</td><td style="text-align: right;"><input checked="" type="checkbox"/></td></tr> <tr><td>NO PARKING</td><td style="text-align: right;"><input type="checkbox"/></td></tr> </table> <p>ROADWAY GEOMETRY</p> <p>SEGMENT LENGTH (FEET): WIDTH (FEET): MEDIAN: NUMBER OF LANES: 2 BIKE LANES</p>			SINGLE FAMILY RESIDENTIAL	<input type="checkbox"/>	MULTI-FAMILY RESIDENTIAL	<input type="checkbox"/>	COMMERCIAL	<input type="checkbox"/>	OFFICE	<input type="checkbox"/>	INDUSTRIAL	<input type="checkbox"/>	SCHOOL	<input type="checkbox"/>	PARK	<input checked="" type="checkbox"/>	PLACE OF WORSHIP	<input type="checkbox"/>	HEAVY	<input type="checkbox"/>	MODERATE	<input type="checkbox"/>	LIGHT	<input checked="" type="checkbox"/>	NO PARKING	<input type="checkbox"/>
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			COMMENTS: Residential frontage. Park frontage. Unpaved shoulder. Recommended speed limit: 35 MPH.																										

City of Wildomar

Radar Speed Survey

SURVEY LOCATION: Bundy Canyon Road

SURVEY DATE: 8/18/2009

LIMITS: Mission Trail to Oak Canyon Drive

VEHICLE SPEED (MPH)	TOTAL VEHICLE
69	
68	
67	
66	
65	
64	
63	
62	
61	
60	
59	
58	
57	
56	
55	
54	
53	
52	
51	
50	
49	
48	1
47	3
46	6
45	5
44	10
43	17
42	15
41	12
40	14
39	8
38	3
37	2
36	2
35	1
34	1
33	
32	
31	
30	
29	
28	
27	
26	
25	
24	
23	
22	
21	
20	
TOTAL	100

POSTED SPEED LIMIT:

45 WEATHER: Clear

OBSERVER: Southland Car Counters

85th PERCENTILE	44 MPH	AVERAGE SPEED	41.8 MPH
10 MPH PACE SPEED	FROM 38 MPH	TO 47 MPH	
% UNDER PACE	6.0%	% IN PACE	93.0%
		% OVER PACE	1.0%

ROADSIDE CONDITIONS	
PREDOMINANT LAND USE	
SINGLE FAMILY RESIDENTIAL	<input type="checkbox"/>
MULTI-FAMILY RESIDENTIAL	<input type="checkbox"/>
COMMERCIAL	<input type="checkbox"/>
OFFICE	<input type="checkbox"/>
INDUSTRIAL	<input type="checkbox"/>
SCHOOL	<input type="checkbox"/>
PARK	<input type="checkbox"/>
PLACE OF WORSHIP	<input type="checkbox"/>
ON STREET PARKING	
HEAVY	<input type="checkbox"/>
MODERATE	<input type="checkbox"/>
LIGHT	<input type="checkbox"/>
NO PARKING	<input type="checkbox"/>
ROADWAY GEOMETRY	
SEGMENT LENGTH (FEET):	5280
WIDTH (FEET)	
MEDIAN:	
NUMBER OF LANES:	2
BIKE LANES	

AVERAGE DAILY TRAFFIC	COLLISION HISTORY	YEAR 1	YEAR 2
	NUMBER OF COLLISIONS		
	COLLISIONS DUE TO SPEEDING		

COMMENTS:
Residential frontage, unpaved shoulder. Intersecting roadways. No sidewalk in some areas. Large number of school pedestrians. Recommended speed limit: 45 MPH.

City of Wildomar

Radar Speed Survey

SURVEY LOCATION: Bundy Canyon Road

SURVEY DATE: 8/18/2009

LIMITS: Oak Canyon Drive to Wildomar City Limits

VEHICLE SPEED (MPH)	TOTAL VEHICLE
69	
68	
67	
66	
65	
64	
63	
62	
61	
60	
59	
58	
57	
56	
55	2
54	4
53	7
52	8
51	9
50	10
49	12
48	15
47	14
46	9
45	7
44	2
43	1
42	
41	
40	
39	
38	
37	
36	
35	
34	
33	
32	
31	
30	
29	
28	
27	
26	
25	
24	
23	
22	
21	
20	
TOTAL	100

POSTED SPEED LIMIT:

55 WEATHER: Clear

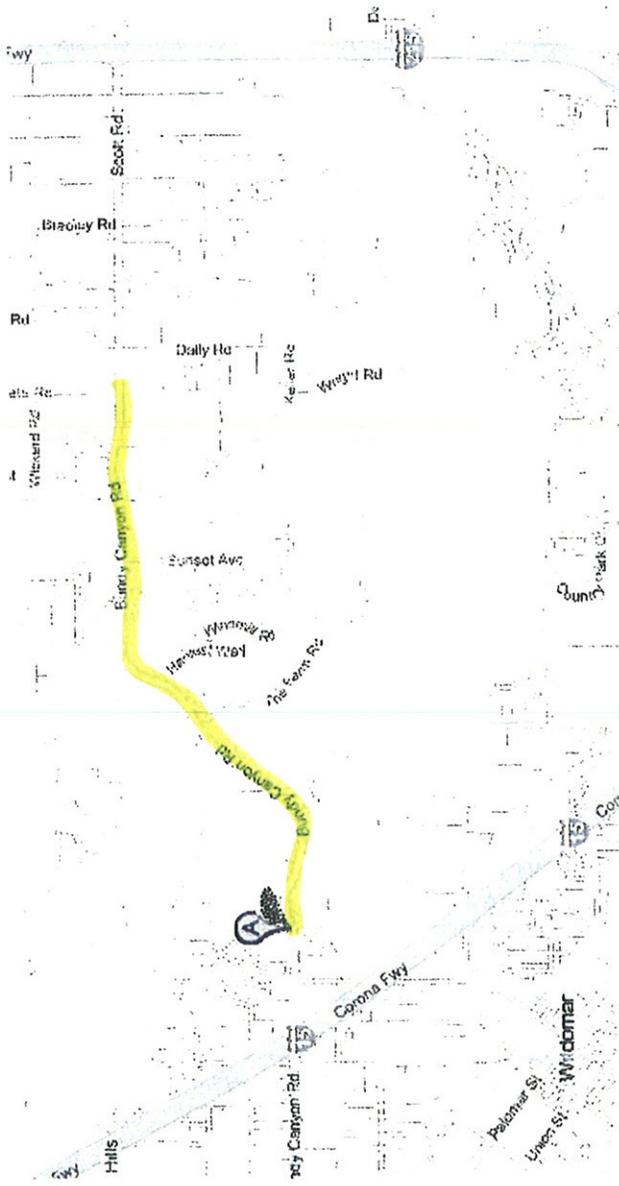
OBSERVER: Southland Car Counters

85th PERCENTILE	52 MPH	AVERAGE SPEED	49. MPH
10 MPH PACE SPEED	FROM 45 MPH	TO 54 MPH	
% UNDER PACE	3.0%	% IN PACE	95.0%
		% OVER PACE	2.0%

ROADSIDE CONDITIONS	
PREDOMINANT LAND USE	
SINGLE FAMILY RESIDENTIAL	<input type="checkbox"/>
MULTI-FAMILY RESIDENTIAL	<input type="checkbox"/>
COMMERCIAL	<input type="checkbox"/>
OFFICE	<input type="checkbox"/>
INDUSTRIAL	<input type="checkbox"/>
SCHOOL	<input checked="" type="checkbox"/>
PARK	<input type="checkbox"/>
PLACE OF WORSHIP	<input type="checkbox"/>
ON STREET PARKING	
HEAVY	<input type="checkbox"/>
MODERATE	<input type="checkbox"/>
LIGHT	<input type="checkbox"/>
NO PARKING	<input type="checkbox"/>
ROADWAY GEOMETRY	
SEGMENT LENGTH (FEET):	18480
WIDTH (FEET)	
MEDIAN:	
NUMBER OF LANES:	2
BIKE LANES	

AVERAGE DAILY TRAFFIC	COLLISION HISTORY	YEAR 1	YEAR 2
	NUMBER OF COLLISIONS		
	COLLISIONS DUE TO SPEEDING		

COMMENTS:
 School frontage. Narrow, winding 2-lane road, unpaved shoulder. Some areas no shoulder at all. Many driveways, not apparent to drivers coming off curves. Poor visability caused by high embankment and curves. Recommended speed limit: 45 MPH.



STREET NAME: Bundy Canyon Road	
FROM: Oak Canyon Road	
TO: Wildomar City Limits	
SURVEY DATE: 8/18/2009	EXPIRATION DATE: 8/18/2014
POSTED SPEED LIMIT	
55 MPH	

- LEGENDS:**
- Signalized Intersection
 - All Way Stop
 - Stop Sign (2-way)
 - Stop Sign (1-way)
 - Street Sign
 - R2-1 - Speed Limit

RADAR SPEED SURVEY	
Critical Speed (85th Percentile)	52 MPH
Average Speed	49 MPH
10 mph Pace	45 MPH - 54 MPH
Percent in Pace	95.00%

COLLISION HISTORY	
Number of Collisions	2007 - 2009
Collisions due to Speeding	

ROADSIDE CONDITIONS	
PREDOMINANT LAND USE	
Single Family Residential	
Multi Family Residential	
Commercial	
Industrial	
Office	
School	X
Place of Worship	
Park	
ROADWAY GEOMETRY	
Segment Length	18480.0 FT
Roadway Width	FT
Number of Lanes	2
Bike Lanes	
Median	

COMMENTS:
 School frontage. Narrow, winding 2-lane road, unpaved shoulder. Some areas no shoulder at all. Many driveways, not apparent to drivers coming off curves. Poor visibility caused by high embankment and curves. Recommended speed limit: 45 MPH.



Certifying Engineer