

CITY OF WILDOMAR
CITY COUNCIL

AGENDA

September 24, 2008
Council Chambers
23873 Clinton Keith Road



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

WILDOMAR CITY COUNCIL REGULAR MEETING AGENDA SEPTEMBER 24, 2008

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 and at the Mission Trail Library, 34303 Mission Trail Blvd., Wildomar, CA. 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 or chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Mayor prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (8 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

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

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

7:00 P.M.

Call to order the Wildomar City Council

Roll Call:

Flag Salute:

Invocation: Pastor Peter Kwon, Temecula Valley Korean Presbyterian Church

Presentations: Code Enforcement Update

Mission Trail Librarian, Jennie Jackson

Friends of the Mission Trail Library

Oral Communications: This is the time for any citizen to comment on any item listed or not listed on the agenda. Comments relative to noticed public hearing items will be heard at that time the public hearing is conducted. Under the provisions of the Brown Act, the legislative body is prohibited from discussing or taking action on items not listed on the agenda. The City Council encourages members of the public to address them at this time so that your questions and/or concerns can be heard.

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 separate action.

MOTION: Move to approve the Consent Calendar, Items 1 – 6.

1. Approval of the reading by title only of all ordinances.
2. Approval of Regular City Council Minutes dated September 10, 2008.
3. Approval of Warrant Register dated September 24, 2008.

4. Review and consider adoption of a Resolution establishing the compensation for members of the Planning Commission.

RESOLUTION NO. 08-62 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ESTABLISHING THE COMPENSATION FOR MEMBERS OF THE PLANNING COMMISSION

5. Review and consider adoption of a Resolution designating the date, time and place for Planning Commission meetings.

RESOLUTION NO. 08-63 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR DESIGNATING THE TIME, DATE AND LOCATION OF PLANNING COMMISSION MEETINGS

6. Review and consider adoption of a Resolution assigning the duties of the Director of the Transportation Department and the duties of the County Surveyor of the County of Riverside to the City Engineer wherein cited within adopted City Ordinances.

RESOLUTION NO. 08-64 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DESIGNATING THE RESPONSIBILITIES OF THE DIRECTOR OF TRANSPORTATION AND THE COUNTY SURVEYOR AS RESPONSIBILITIES OF THE CITY ENGINEER

Public Hearings: None

General Business Items:

7. Nominate two Council Members to establish a subcommittee with the Economic Development Agency, Riverside County Parks Committee to interface with the County regarding City parks.

STAFF REPORT:

PUBLIC COMMENT:

DISCUSSION:

MOTION:

8. Review and consider adoption of the below listed documents for Zone Change No. 07630, Plot Plan No. 23289, and Tentative Parcel Map No. 35923, Environmental Assessment No. 41742
Applicant: Milestone Wildomar, LLC
Location: West of Jana Lane, approximately 650 feet south of the intersection of Jana Lane and Clinton Keith Road
Proposal: Change the current Rural Residential zoning to Manufacturing-Service Commercial zoning; construct and operate a 99,208 square foot personal storage facility on 4.56 acres; a 90 unit recreational vehicle/self storage facility within 5 buildings and one parcel subdivision of 4.56 acres to allow for ownership of personal warehouse spaces and allow for common areas which will be maintained by management entity for the site.

RESOLUTION NO. 08-65 A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR ADOPTING A NEGATIVE DECLARATION FOR CHANGE OF ZONE NO. 07630, PLOT PLAN NO. 23289, TENTATIVE PARCEL MAP NO. 35923 FOR THE CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO M-SC (MANUFACTURING-SERVICE COMMERCIAL), THE CONSTRUCTION AND OPERATION OF 99,208 SQUARE FOOT, 90-UNIT RECREATIONAL VEHICLE/SELF STORAGE FACILITY WITHIN FIVE BUILDINGS, AND A ONE (1) PARCEL SUBDIVISION ON A 4.56 ACRE SITE, LOCATED WEST OF JANA LANE, APPROXIMATELY 650 FEET SOUTH OF THE INTERSECTION OF JANA LANE AND CLINTON KEITH ROAD AND KNOWN AS ASSESSOR'S PARCEL NUMBER 380-290-003

ORDINANCE NO. 20 (Introduction) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE CITY OF WILDOMAR ZONING MAP FROM R-R (RURAL RESIDENTIAL) TO M-SC (MANUFACTURING-SERVICE COMMERCIAL) FOR ASSESSOR'S PARCEL NUMBER 380-290-003.

RESOLUTION 08-66 A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR APPROVING PLOT PLAN (RC NUMBER) 23289.

RESOLUTION 08-67 A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR APPROVING TENTATIVE PARCEL MAP NO. 35923, A ONE PARCEL SUBDIVISION OF 4.56 ACRES WHICH WILL ALLOW FOR INDIVIDUAL OWNERSHIP OF THE PERSONAL WAREHOUSE SPACES AND COMMON AREAS, LOCATED WEST OF JANA LANE, APPROXIMATELY 650 FEET SOUTH OF THE INTERSECTION OF JANA LANE AND CLINTON KEITH ROAD AND KNOWN AS ASSESSOR'S PARCEL NUMBER 380-290-003.

STAFF REPORT:
PUBLIC COMMENT:
DISCUSSION:
MOTION:

9. Review and approve the Agreement for Law Enforcement Services between the City of Wildomar and the County of Riverside.

STAFF REPORT:
PUBLIC COMMENT:
DISCUSSION:
MOTION:

City Council Comments:

City Manager Report:

City Attorney Report:

Future Agenda Items:

Adjournment

The next regular meeting is scheduled for October 8, 2008

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day proceeding the schedule meeting.

POSTING STATEMENT: On September 19, 2008, a true and correct copy of this agenda was posted at the three designated posting places; Wildomar City Hall, 23873 Clinton Keith Road, U. S. Post Office, 21392 Palomar Street, and Mission Trail Library, 34303 Mission Trail B

**REGULAR MEETING
CITY OF WILDOMAR
CITY COUNCIL
SEPTEMBER 10, 2008**

The regular meeting of the Wildomar City Council was called to order by Mayor Robert Cashman at 7:00 P.M. at Wildomar City Hall, Council Chambers.

Roll Call showed the following Council Members in attendance: Mayor Robert Cashman, Council Members Bridgette Moore, Sheryl Ade, Scott Farnam and Marsha Swanson.

Staff in attendance: City Manager John Danielson, City Attorney Julie Hayward Biggs, Gary Wayne, Planning Director, Michael Kashiwagi Development Services Director and City Clerk Sheryll Schroeder.

Mayor Cashman opened the meeting with a moment of silence in remembrance of the 7th anniversary of those that lost their lives in the 911 tragedy.

FLAG SALUTE: Mayor Cashman led the flag salute.

INVOCATION: Pastor Rosen provided the invocation.

PRESENTATIONS:

Updates were provided by Police Chief Fetherolf and Fire Chief Beach. Chief Fetherolf announced his recent promotion and introduced Lt. David Fontneau, who will replace him. He also introduced Capt. Joe Cleary who would now work with Lt. Fontneau in Wildomar.

Gina Magee provided the Council and citizens with information regarding the Trauma Intervention Program (TIP), a support program for first responders. She asked the City to partner with TIP and provide financial support at 12 cents per resident.

COMMUNICATIONS FROM THE PUBLIC:

Samson Cardoza represented Wildomar Boy Scout Troop 332 and announced fund raising efforts.

Gerry Hall requested an agenda item for the City to consider solar and instant water systems in new construction.

Council Member Farnam explained the City would soon begin the visioning process and he invited Mr. Hall to participate in the process.

Bill McDonald represented Wildomar Young Marines, sponsored by the United States Marine Corp. and invited young people to participate.

Jenna Andersen stated she represented the Ladies Auxiliary of the VFW in charge of youth activities.

CONSENT AGENDA:

Council Member Ade pulled Item 2 for correction to the August 27, 2008 Council minutes. She mentioned page 5, item 10, 3rd paragraph: "Council Member Swanson moved to approve the application process and appoint Council Member Ade". The correction is as follows: "Council Member Swanson moved to authorize the City Manger to apply for membership in the Board of the Western Riverside County Regional Conservation Authority (WRCRCA) and the Riverside County Habitat Conservation Agency (RCA). Motion seconded by Council Member Farnam. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

By census, Mayor Cashman was selected as the City's representative to the WRCHCA and Council Member Farnam as the alternate."

Also page 6, 1st paragraph, "Council Member Moore moved to approve the request in an not to exceed \$1,500 amount and to place a moratorium on future requests until a process was in place", motion seconded by Council Member Ade. She informed that the order of that was that Council Member Moore moved to approve the request and at that time there was not an amount to exceed. She said Council Member Swanson then made an amendment to the motion, Council Member Ade then made a substitute motion. She requested that the amendment motion and substitute motion be added to the minutes.

Council Moore corrected spelling errors on Page 6, the word "tanked" should be "thanked" and "Regan" should be "Reagan"

With those corrections, Council Member Ade moved to approve the Consent Calendar, Items 1 – 3, seconded by Council Member Moore. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

1. Approved the reading by title only of all ordinances.
2. Approved the amended regular City Council minutes dated August 27, 2008.

3. Approved the Warrant Register dated August 29, 2008 in the amount of \$31,543.89.

PUBLIC HEARINGS:

4. Review and consider adoption of an ordinance that adopts certain titles of the Riverside County Code and codifies those adopted titles in the Wildomar Municipal Code.

The Clerk read the title of Ordinance No. 18.

ORDINANCE NO. 18 (Adoption) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING BY REFERENCE PORTIONS OF THE RIVERSIDE COUNTY CODE AS THE WILDOMAR MUNICIPAL CODE, INCLUDING THOSE PORTIONS THAT ADOPT BY REFERENCE THE FOLLOWING SECONDARY CODES: UNIFORM ADMINISTRATIVE CODE, 2001 CALIFORNIA BUILDING CODE, UNIFORM HOUSING CODE, UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 2001 CALIFORNIA MECHANICAL CODE, 2001 CALIFORNIA PLUMBING CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, 2001 CALIFORNIA ELECTRICAL CODE, UNIFORM SIGN CODE, AND UNIFORM CODE FOR BUILDING CONSERVATION (Introduced at the August 27, 2008 Council Meeting, Item 6)

Staff Recommendation: Adopt Ordinance No. 18.

STAFF REPORT: The staff report was presented by City Attorney, Julie Hayward Biggs.

OPEN PUBLIC HEARING FOR TESTIMONY: Mayor Cashman opened the public hearing.

CLOSE PUBLIC HEARING: Hearing no testimony, Mayor Cashman closed the public hearing.

COUNCIL DELIBERATION: Council had no comments.

MOTION: Council Member Swanson moved to adopt Ord. No. 18, seconded by Council Member Farnam. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

5. Zone Change No. 07630, Plot Plan No. 23289, and Tentative Parcel Map No. 35923, Environmental Assessment No. 41742
- Applicant: Milestone Wildomar, LLC
- Location: West of Jana Lane, approximately 650 feet south of the intersection of Jana Lane and Clinton Keith Road
- Proposal: Change current Rural Residential zoning to Manufacturing-Service Commercial zoning; construct and operate a 99,208 square foot personal storage facility on 4.56 acres; a 90 unit recreational vehicle/self storage facility within 5 buildings and one parcel subdivision of 4.56 acres to allow for ownership of personal warehouse spaces and allow for common areas which will be maintained by management entity for the site.

Staff Recommendation: Approve project and direct staff to prepare appropriate resolutions and ordinance for the September 24, 2008 agenda.

STAFF REPORT: The staff report was presented by Planning Director Gary Wayne.

Council Member Farnam asked, since this was a motor home storage area, and since motor homes were slow movers in and out of the project, was there a designated slow mover lane coming in and out of the project.

Planning Director Wayne answered that an acceleration lane was not designed.

OPEN PUBLIC HEARING FOR TESTIMONY: Mayor Cashman opened the hearing for testimony.

Steve Davis, applicant, noted they had submitted their project in February to the County of Riverside. He said they were now working with Gary Wayne, going from condition to condition. He felt they had met and worked through all the conditions of the City and support staff's recommendation. He added that with the ranch appearance of the project, they were building a good project for the City. He noted their average size units were 1,200 square feet, designed to accommodate larger vehicles to park in a fully enclosed facility, and out of view.

Mayor Cashman asked if the project was approved when construction would begin.

Mr. Davis responded that their goal was to start grading within 60 to 90 days after approval by Council and the project completion goal was 6 to 8 months.

Gary Andre said with his experience these types of projects were good as long as they had an HOA that maintains them. He added that a "no living clause" should also be added.

CLOSE PUBLIC HEARING: Mayor Cashman closed the public hearing.

COUNCIL DELIBERATION:

Council Member Ade disclosed that she had met with the development team regarding the concept. She said that this was an unusual project, not a typical mini storage. She explained that she brought up some concerns and the development team had an answer for all her concerns. One thing she requested was that since there were very few of these types of projects, she wished to use it as a distinct and unusual aspect of the City, which they were willing to do. She noted that staff had provided fiscal impacts in the staff report, which the County had not been providing. Voicing her concern that the conditions of approval had not been finalized, she would want to vote to approve in concept only with the proviso to discuss and amend the conditions of approval if needed, when they are finalized. She added that she was not comfortable approving any project until she had read the final conditions of approval.

Mayor Cashman disclosed he had also met with the developer and listened to the conception part of the presentation on the project.

City Attorney Biggs explained that since the zone change ordinance was not before Council at this meeting, the Council should only approve the project conceptionally and the text of the ordinance and resolutions should come back. She added that the matter should be continued so that the text of the ordinance and resolutions would come back for final approval.

MOTION: Council Member Ade moved to continue the matter until September 24, 2008 meeting, seconded by Council Member Farnam. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

GENERAL BUSINESS ITEMS:

6. Consider request to authorize the City Manager to amend the Interwest contract to add several positions and to change the insurance language to more fully protect the City's assets.

STAFF REPORT: The staff report was presented by Terry Fitzwater.

PUBLIC COMMENT: No comments were heard.

DISCUSSION:

Mayor Cashman asked if the action would allow Interwest to fill positions with personnel from their staff.

Mr. Fitzwater answered that Interwest would still have to operate within the budget Council authorized; it would not add anything to the budget.

Council Member Ade thanked Interwest for the increase in insurance coverage.

MOTION: Council Member Swanson moved to approve Item 6, seconded by Council Member Moore. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

7. Consider request to select an insurance provider to provide benefits for the employees of the City.

STAFF REPORT: Terry Fitzwater presented the staff report.

PUBLIC COMMENT: None

DISCUSSION:

Council Member Swanson spoke about the two companies interviewed on this date and she noted that Benefit Insurance Services was her section. She noted that they had to select what would be best for all the employees, one company had one insurance option, that being Kaiser. She added that they did not feel that took the City far enough. The other company, that being Benefit Insurance Services, offered several insurance plans, from HMO's to PPO's, a lot of extras and was within the City's budget.

Council Member Ade agreed that Benefit Insurance Services allowed flexibility to tailor the plan to specific needs, up to 9 different products. She noted their customer service levels.

Mayor Cashman asked where the headquarters were.

Mr. Fitzwater said every vendor was a local provider so while the offices were not in the immediate area, but the vendors were all local.

Council Member Swanson said the hospital was the City's local hospital and one in Murrieta.

Council Member Ade said when there was a new enrollment; the company would come to the City to go over the specific plans.

MOTION: Council Member Swanson moved to approve Item 7 with Benefit Insurance Services, seconded by Council Member Farnam.

City Manager Danielson asked if the motion also included the \$1,200 for the cafeteria plan. Motion maker Swanson responded that it did. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

8. Consider adoption of an urgency Ordinance supporting the SCAQMD imposition of AB 2766, vehicle registration fee and bringing the City in compliance in order to receive the City's share of fee revenues.

The Clerk read the title of Ord. No. 19 as follows:

ORDINANCE NO. 19 (Introduction) AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR SUPPORTING THE SCAQMD IMPOSITION OF A VEHICLE REGISTRATION FEE PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 44223 (ADDED BY AB 2766) AND BRINGING THE CITY IN COMPLIANCE WITH SAID CODE IN ORDER TO RECEIVE THE CITY'S SHARE OF FEE REVENUES FOR MOBILE SOURCE AIR POLLUTION REDUCTION PROGRAMS

STAFF REPORT: The staff report was given by Michael Kashiwagi, Development Services.

PUBLIC COMMENT: There were no public comments.

DISCUSSION: Council Member Ade asked, that since this was a reduction of emission, was there a base line established.

Mr. Kashiwagi responded that there was not a base line; the AQMD was looking for an overall reduction. There were programs in place to use the funds in different ways and a program to indicate what the emission would be. He added that the commitment the City would make was that they would strive for the most cost effective use.

MOTION: Council Member Moore moved to adopt the urgency Ordinance No. 19, seconded by Council Member Swanson. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

9. Request each Council Member nominate a citizen as a representative on the Planning Commission subject to ratification by majority vote of the City Council and consider giving direction to staff regarding setting of compensation by resolution.

STAFF REPORT: City Clerk Schroeder offered the staff report.

PUBLIC COMMENT: None

Council Member Ade nominated Gary Andre.

Council Member Swanson nominated Miguel Casillas. She noted that he submitted his application late due to City Hall closure and Mayor Cashman added that if the appointed is approved, the approval would also include acceptance of the late submittal.

Council Member Moore nominated Harv Dykstra.

Council Member Farnam nominated Scott Nowak.

Mayor Cashman nominated Robert Devine.

Each nomination was approved by separate Roll Call vote of: - Ayes: 5, Nays: 0. Nominations approved.

Council Member Ade suggested that the Commission receive training and she suggested that the new Commissioners attend a County Planning Commission meeting. She expressed hope that the Commission could be seated in November. She recommended the stipend be \$75 per meeting.

Council Member Farnam agreed with the proposed stipend and he agreed that the education and training was extremely important.

Regarding the meeting schedule, the consensus of Council was that the Planning Commission would meet on the 1st and 3rd Wednesday of each month.

Mayor Cashman agreed with the training aspect. He hoped the 3rd Wednesday in November would be the first meeting.

Council thanked all applicants.

10. Consider selection of a date for the Strategic Visioning Session.

Council Member Farnam hoped one Saturday would be set aside for the visioning process.

Council Member Ade mentioned that the data would then be gathered by staff and given to Council.

ORAL STAFF REPORT: City Manager Danielson said the process would be 100 per cent resident driven and he hoped to accomplish it in a one full day session. He suggested October 25, 2008 which did not present a conflict for any Council Member.

Council Member Swanson asked how residents would be recruited.

Council Member Ade answered that information would be put in the newspaper and Wildomar Voice and Wildomar Community Council would help get the word out. She noted they wanted a cross section of the community; students, business community, etc. She stated the Council would not be involved, they would observe, but the plan was to be driven by the residents.

Council Member Swanson wondered if residents would register so the City would have an idea of who was attending and if a cross section was not represented, calls could be made to invite people.

City Manger Danielson said the City could accept responses, but were not necessary. He noted that this strategic plan was something the City would work off of for many years. He felt the event would run from 9:00 A.M. to 2:00 P.M. and that the time and location information would be given at a later date.

MOTION: Council Member Farnam moved to select October 25, 2008, place and time to be determined, seconded by Council Member Ade. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

CITY COUNCIL COMMENTS:

Council Member Moore requested the creation of a subcommittee for parks be placed on the next agenda. She explained that currently the City's parks were being managed

by the Economic Development Agency who was looking for direction from the City. She requested two Council Members, EDA staff and Wildomar Parks Committee to provide direction.

Mayor Cashman asked if there was a Council Member who wished to assist him on his fact finding mission regarding the cemetery. Council Member Ade offered to assist him.

City Attorney Biggs noted that since it was a fact finding, ad hoc kind of committee, volunteers were appropriate.

CITY MANAGER REPORT:

City Manager John Danielson reported that he had signed a no cost addendum to the City Hall lease for additional space to accommodate all the materials being sent from the County. He thanked the owner of the building for the space and the Council Chambers, all at no cost.

Regarding the construction of a flag pole request, he explained the building owner said they would be willing to share the cost 50/50 with the City. He said the owner would take the lead with the design, location, etc. and that he hoped to bring something back to Council within the next 30 days.

Mr. Danielson advised that the property owner had agreed to install shades in the Council Chambers, but that the City would have to pay for them.

He informed that at the July 23, 2008 Council meeting, the Council authorized the expenditure of a not to exceed amount of \$33,000 for the necessary purchase of furniture and equipment for the Council Chambers and Mr. Kashiwagi brought the cost in at \$15,900.

He finalized by saying as directed at the August 27th Council meeting, staff sent letters to the Wesley Street residents and property owners notifying them that the City would be performing necessary due diligence which could result in the reopening of Wesley Street between Palomar and Como Streets for public use. A 1,000 foot radius was used for notification, which was approximately 92 properties, where normally a 350 foot radius was used. He said staff would be scheduling a community meeting to share information and receive feedback in the next 4 to 6 weeks.

Council Member Farnam asked if the center island divider would not be used for the flag pole and Mr. Kashiwagi responded that seemed to be the most obvious and desirous location and they were working with the building owner. He noted staff would bring back the cost and location for Council approval.

CITY ATTORNEY REPORT:

City Attorney Julie Hayward Biggs reported that Tom Jax from the office of Burke, Williams and Sorensen would be the attorney assigned to the Planning Commission.

FUTURE AGENDA ITEMS:

Council Member Swanson asked if the City needed to agendaize the earlier TIPS request for assistance.

Mayor Cashman noted the Council needed to return to the issue of rules for funding organizations.

Council Member Farnam explained that 12 cents per resident worked out to approximately \$3,240 per year and he asked the City Attorney if that would be considered a charitable contribution and if it was, the City had a moratorium on contributions, which needed to be removed if they wished to support TIPS.

Mayor Cashman felt the question of the moratorium and nonprofits should be placed on the agenda.

City Attorney Biggs responded that with a payment to TIPS, the City would be getting services in exchange for the cost, that being different from the charitable organizations, even though it was a nonprofit. She requested an opportunity to review it.

Mayor Cashman asked that if it was covered by the moratorium, he wished something be placed on the agenda.

ADJOURNMENT:

No further business to come before the Council, Mayor Cashman moved to adjourn the regular meeting of September 10, 2008, seconded by Council Member Moore. A consensus was received by Council to adjourn.

The regular meeting of the Wildomar City Council adjourned at 8:50 P.M.

Respectfully submitted:

Sheryll Schroeder, MMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item 3
ACTION ITEM
Meeting Date: September 24, 2008

TO: Mayor and Members of the City Council
FROM: Finance Department
SUBJECT: Warrant Register dated September 24, 2008

STAFF REPORT

RECOMMENDATION:

1. Approve Warrant Register dated September 24, 2008 in the amount of \$111,553.48.

BACKGROUND:

The City of Wildomar City Code Chapter 3.03 requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Check Register dated September 24, 2008 is submitted for approval.

DISCUSSION:

FISCAL IMPACTS:

As indicated above, the Warrant Register for September 24, 2008 has a budgetary impact of \$111,553.48, which is included in the FY08-09 Budget.

ALTERNATIVES:

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

Submitted by:



Misty Cheng
Finance Director

Approved by:



John Danielson
City Manager

Reviewed by:



Julie Hayward Biggs
City Attorney

Attachments: Warrant Register dated September 24, 2008

City of Wildomar
 Check Detail
 September 24, 2008

2:21 PM
 09/12/08

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1338	9/24/2008	Burke, Williams & ...		10 1000 1 Cash - ...		-67,556.73
Bill		9/12/2008			10 414 24 Legal Se...	-40,765.53	40,765.53
TOTAL						-26,791.20	26,791.20
						-67,556.73	67,556.73
Bill Pmt -Check	1339	9/24/2008	CBC Technical		10 1000 1 Cash - ...		-92.50
Bill		9/12/2008			10 411 21 Supplies/...	-92.50	92.50
TOTAL						-92.50	92.50
Bill Pmt -Check	1340	9/24/2008	County of Riverside		10 1000 1 Cash - ...		-712.00
Bill		9/12/2008			10 411 21 Supplies/...	-463.46	463.46
TOTAL					10 480 29 Misc. Ser...	-248.54	248.54
						-712.00	712.00
Bill Pmt -Check	1341	9/24/2008	Danielson Associa...		10 1000 1 Cash - ...		-17,530.50
Bill		9/12/2008			10 412 23 Contract...	-17,530.50	17,530.50
TOTAL						-17,530.50	17,530.50
Bill Pmt -Check	1342	9/24/2008	FedEx		10 1000 1 Cash - ...		-177.04
Bill		9/12/2008			10 411 21 Supplies/...	-177.04	177.04
TOTAL						-177.04	177.04
Bill Pmt -Check	1343	9/24/2008	FLC - Fitzwater Le...		10 1000 1 Cash - ...		-9,655.08
Bill		9/12/2008			10 412 23 Contract...	-9,655.08	9,655.08
TOTAL						-9,655.08	9,655.08
Bill Pmt -Check	1344	9/24/2008	Innovative Docum...		10 1000 1 Cash - ...		-104.46
Bill		9/12/2008			10 480 29 Misc. Ser...	-104.46	104.46
TOTAL						-104.46	104.46

City of Wildomar
Check Detail
September 24, 2008

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt - Check	1345	9/24/2008	Macias Gini & O'C...		10 1000 1 Cash - ...		-6,652.11
Bill		9/12/2008			10 420 23 Contract...	-6,652.11	6,652.11
TOTAL						-6,652.11	6,652.11
Bill Pmt - Check	1346	9/24/2008	Steve Stark		10 1000 1 Cash - ...		-8,481.76
Bill		9/12/2008			10 420 23 Contract...	-8,481.76	8,481.76
TOTAL						-8,481.76	8,481.76
Bill Pmt - Check	1347	9/24/2008	The Press-Enterpri...		10 1000 1 Cash - ...		-591.30
Bill		9/12/2008			10 413 21 Supplies/...	-426.60	426.60
TOTAL					10 413 21 Supplies/...	-164.70	164.70
						-591.30	591.30

TOTAL \$ 111,553.48

CITY OF WILDOMAR – COUNCIL
Agenda Item 4
DISCUSSION/ACTION ITEM
Meeting Date: September 24, 2008

TO: Mayor Cashman, Members of the City Council

FROM: Sheryll Schroeder, City Clerk

SUBJECT: Resolution Establishing the Compensation for Members of the Planning Commission

STAFF REPORT

RECOMMENDATION:

Review and consider adoption of a resolution that establishes compensation for members of the Planning Commission.

BACKGROUND:

On September 10, 2008, the City Council nominated and approved the appointment of five members of the Planning Commission. At that meeting, the Council gave direction to staff to prepare the necessary resolution to compensate the Commission Members \$75 for each meeting attended.

DISCUSSION:

Ordinance No. 16, which established the Planning Commission, will become effective on September 26, 2008. It is anticipated that the members appointed to the Planning Commission will commence meeting beginning in November. It was the City Council's desire to compensate the members for attending the meetings.

FISCAL IMPACTS:

It is anticipated that the Planning Commission will average two meetings per month. If five members attend two meetings a month, the fiscal impact would be approximately \$9,000 per year.

ALTERNATIVES:

1. Take no action
2. Provide staff with further direction
3. Adopt Resolution No. 08-62

Submitted by:



Sheryll Schroeder, City Clerk

Approved by:



John Danielson,
City Manger

Approved as to form:



Julie Hayward Biggs
City Attorney

Attachments:

Resolution No. 08-62

RESOLUTION 08 - 62

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF WILDOMAR ESTABLISHING THE COMPENSATION
FOR MEMBERS OF THE PLANNING COMMISSION**

**THE CITY COUNCIL OF THE CITY OF WILDOMAR DOES HEREBY RESOLVE AS
FOLLOWS:**

SECTION 1. Findings. The City Council of the City of Wildomar finds as follows:

- A. The City Council has established an appointed Planning Commission consisting of five members under the authority of Government Code sections 65100 and following ("Local Planning Law").
- B. The Planning Commission holds two regular meetings a month and occasionally holds special meetings.
- C. The functions assigned to the Planning Commission by the City Council under the Local Planning Law require a considerable time commitment in order to review agenda materials, visit project sites, and prepare for and attend meetings.
- D. It is appropriate to provide compensation to the members of the Planning Commission for this service to the City.
- E. Under Government Code section 36506, the City Council is authorized to fix the compensation of all appointed officers, which includes the Planning Commissioners.

SECTION 2. Adoption of Compensation for Planning Commissioners. Each member of the Planning Commission is entitled to receive as compensation \$75 for each meeting of the Planning Commission attended.

Approved and adopted this 24th day of September by the following Roll Call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bob Cashman, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

CITY OF WILDOMAR – COUNCIL
Agenda Item 5
DISCUSSION/ACTION ITEM
Meeting Date: September 24, 2008

TO: Mayor Cashman, Members of the City Council

FROM: Sheryll Schroeder, City Clerk

SUBJECT: Resolution Designating the Meeting Date, Time and Location for Planning Commission Meetings.

STAFF REPORT

RECOMMENDATION:

Review and consider adoption of a resolution that designates the date, time and location for Planning Commission meetings.

BACKGROUND:

On September 10, 2008, the City Council nominated and approved the appointment of five members of the Planning Commission. At that meeting, the Council gave direction to staff to prepare the necessary resolution to designate the first and third Wednesday of each month as the established regular meeting date of the Planning Commission meetings.

DISCUSSION:

Ordinance No. 16, which established the Planning Commission, will become effective on September 26, 2008. It is anticipated that the members appointed to the Planning Commission will commence meeting beginning in November. It was the City Council's desire to designate the meeting date, time and location for the meetings.

FISCAL IMPACTS:

None.

ALTERNATIVES:

1. Take no action
2. Provide staff with further direction
3. Adopt Resolution No. 08-63

Submitted by:


Sheryll Schroeder, City Clerk

Approved by:


John Danielson,
City Manger

Approved as to form:


Julie Hayward Biggs
City Attorney

Attachments:

Resolution No. 08-63

RESOLUTION 08 - 63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF WILDOMAR DESIGNATING THE TIME, DATE AND LOCATION OF
PLANNING COMMISSION MEETINGS

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

SECTION 1. Findings. The City Council of the City of Wildomar finds as follows:

- A. The City Council has adopted Ordinance No. 16, which establishes an appointed Planning Commission consisting of five members under the authority of Government Code sections 65100 and following ("Local Planning Law").
- B. Under the Ordinance No. 16, the Planning Commission holds two regular meetings a month and occasionally holds special meetings.
- C. The City Council wishes to establish designated regular meeting times and dates for the Planning Commission for the convenience of the public.

SECTION 2. Planning Commission Dates and Times. Regular meetings of the Planning Commission shall be held at 7:00 p.m. on the first and third Wednesday of each month in Council Chambers or such other location as may be designated from time to time by the Planning Commission.

Approved and adopted this 24th day of September by the following Roll Call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bob Cashman, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item 6
DISCUSSION/ACTION ITEM
Meeting Date: September 24, 2008

TO: City Council Members

FROM: Michael Kashiwagi, Development Services

SUBJECT: Acceptance of Right-of-Way Dedication – Assignment of Authority to City Engineer

STAFF REPORT

RECOMMENDATION:

Staff requests the City Council adopt the attached Resolution assigning the duties of the Director of the Transportation Department and the duties of the County Surveyor of the County of Riverside to the City Engineer wherein cited within adopted City Ordinances.

BACKGROUND:

Upon incorporation, the City Council took a number of actions including adopting many of the County Ordinances, some of which designate staff members to provide acceptances on behalf of the Board of Supervisors. In particular, Ordinance No 669, as amended, assigns responsibilities to the Director of the Transportation Department regarding right of way dedications and other real property interests. County staff is concerned that while the City Engineer retains most of the duties of the Director of the Transportation Department, the County Recorder may not accept documents signed by the City Engineer as this position is not mentioned within the City's Ordinances. The adoption of the proposed resolution would clarify that the City Engineer has been assigned the duties of the Director of the Transportation Department, which will eliminate any confusion by County staff or others.

A similar situation occurs with the title of County Surveyor. The City Engineer retains statutory responsibility under the State Map Act but local ordinances will still reflect the "County Surveyor" title. The proposed resolution will also clarify the duties of the County Surveyor are being assigned to the City Engineer by the City Council.

FISCAL IMPACTS:

The recommended action within this staff report has no fiscal impact.

ALTERNATIVES:

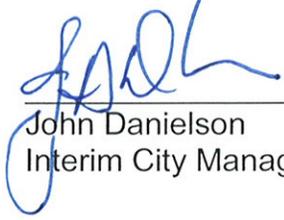
1. Take no action.

Submitted by:



Michael Kashiwagi
Development Services

Approved by:



John Danielson
Interim City Manager

ORDINANCE NO. 669
(AS AMENDED THROUGH 669.1)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO.
669 AUTHORIZING ACCEPTANCE OF REAL PROPERTY
INTO THE COUNTY MAINTAINED ROAD SYSTEM
AND RECORDING EVIDENCES OF TITLE

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Authority. The authority for this ordinance is contained in Sections 941(d) and 948 of the Streets and Highways Code.

Section 2. Delegated Authority/Acceptance of Roads.

- a. The Director of the Transportation Department is hereby authorized to accept, on behalf of the Board of Supervisors, roads or portions thereof, into the County Maintained Road System and to record conveyances to the County of real property interests for road uses and purposes. The Director of the Transportation Department shall, prior to recording any such conveyance, affix a certificate to the conveyance document which sets forth the acceptance into the County Maintained Road System and designates the name or number, or both, of the County Road. The Director of the Transportation Department shall submit a report, in writing, of all such acceptances and recordation's to the Board of Supervisors at the end of each fiscal year, or at more frequent intervals as determined by the Board of Supervisors.
- b. Not less than two (2) weeks prior to any such acceptance, the Director of the Transportation Department shall provide written notice thereof to the member of the Board of Supervisors whose district is affected by such pending acceptance.
- c. Notwithstanding the authorization granted in Section 1(a) above, the Board of Supervisors hereby reserves the right to determine whether or not any roads or portions thereof shall be accepted into the County Maintained Road System.

Section 3. Delegated Authority/Recordation of Evidences of Title. The Director of the Transportation Department is hereby authorized to record with the County Recorder, with respect to every County highway within the County, proper evidences of title to every right-of-way, and all incidents thereto.

Section 4. Effective Date. This ordinance shall take effect 30 days after its adoption.

Adopted: 669 Item of 01/10/89 (Eff: 02/09/1989)

Amended: 669.1 Item 3.4 of 09/04/1990 (Eff: 10/04/1990)

RESOLUTION NO. 08-64

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WILDOMAR, CALIFORNIA, DESIGNATING
THE RESPONSIBILITIES OF THE DIRECTOR OF
TRANSPORTATION AND THE COUNTY
SURVEYOR AS RESPONSIBILITIES OF THE
CITY ENGINEER**

WHEREAS, upon incorporation, the City Council adopted Urgency Ordinance 08-01 incorporating the ordinances of the County of Riverside into the Wildomar Municipal Code; and

WHEREAS, upon incorporation, the City Council also adopted a resolution defining the title and responsibilities of City Engineer; and

WHEREAS, within the County of Riverside Ordinances as incorporated in the Wildomar Municipal Code, both the Director of the Transportation and the County Surveyor, respectively, are designated certain responsibilities which the City Engineer is capable of performing; and

WHEREAS, the City Council wishes to designate the responsibilities of the Director of Transportation and the County Surveyor as responsibilities of the City Engineer.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR RESOLVES AS FOLLOWS:

SECTION 1. The responsibilities of the Director of Transportation are hereby designated as responsibilities of the City Engineer of the City of Wildomar as set forth in the Wildomar Municipal Code and all references to the Director of Transportation Department therein are deemed to be references to the City Engineer; and

SECTION 2. The responsibilities of the County Surveyor are hereby designated as responsibilities of the City Engineer of the City of Wildomar as set forth in the Wildomar Municipal Code and all references therein to the County Surveyor are deemed to be references to the City Engineer.

Approved and adopted this 24th day of September by the following Roll Call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bob Cashman, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

CITY OF WILDOMAR

SEPTEMBER 24, 2008

ITEM 7

There is no staff report for Item 7

CITY OF WILDOMAR – COUNCIL
Agenda Item 8
DISCUSSION/ACTION ITEM
Meeting Date: September 24, 2008

TO: Mayor Cashman, Members of the City Council

FROM: Gary Wayne, Development Services

SUBJECT: Change of Zone No. 07630 (CZ07630), Plot Plan No. 23289 (PP 23289) and Tentative Parcel Map No. 35923 (PM35923) and Environmental Assessment No. 41742 (County project numbers and City project number PI 08-0097)

STAFF REPORT

RECOMMENDATION:

Approve the project subject to the attached resolutions approving the Negative Declaration, Plot Plan and Parcel Map and the ordinance approving the Change of Zone.

BACKGROUND:

Change of Zone No. 07630 (CZ07630), Plot Plan No. 23289 (PP 23289) and Tentative Parcel Map No. 35923 (PM35923) were submitted to the County of Riverside on February 5, 2008. The Project is located West of Jana Lane, approximately 650 feet south of the intersection of Jana Lane and Clinton Keith Road. On September 10, 2008 the City Council held a duly noticed public hearing to consider the above applications. The City Council continued that hearing to September 24, 2008 and directed staff to prepare documents and conditions of approval. The attached documents and conditions reflect Council's direction. Included for reference is the September 10, 2008 staff report to Council.

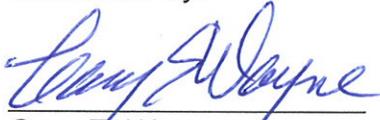
ALTERNATIVES:

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

ATTACHMENTS:

1. Resolution No. 08- 65 adopting Negative Declaration (EA 41742)
2. Ordinance No. 20 approving change of zone (CZ 07630)
3. Resolution No. 08-66 approving plot plan (PP 23289)
4. Resolution No. 08-67 approving parcel map (PM 35923)
5. Staff Report to City Council dated September 10, 2008.

Submitted by:



Gary E. Wayne
Development Services

Approved by:



John Danielson
Interim City Manager

RESOLUTION 08- 65

A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR ADOPTING A NEGATIVE DECLARATION FOR CHANGE OF ZONE NO. 07630, PLOT PLAN NO. 23289, TENTATIVE PARCEL MAP NO. 35923 FOR THE CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO M-SC (MANUFACTURING-SERVICE COMMERCIAL), THE CONSTRUCTION AND OPERATION OF 99,208 SQUARE FOOT, 90-UNIT RECREATIONAL VEHICLE/SELF STORAGE FACILITY WITHIN FIVE BUILDINGS, AND A ONE (1) PARCEL SUBDIVISION ON A 4.56 ACRE SITE, LOCATED WEST OF JANA LANE, APPROXIMATELY 650 FEET SOUTH OF THE INTERSECTION OF JANA LANE AND CLINTON KEITH ROAD AND KNOWN AS ASSESSOR'S PARCEL NUMBER 380-290-003

WHEREAS, Milestone Wildomar, LLC filed Change of Zone No. 07630, Plot Plan No. 23289, Tentative Parcel Map No. 35923 and Environmental Assessment No. 41742 ("Project") with the County of Riverside on February 5, 2008;

WHEREAS, the Project was processed including, but not limited to, public notice in the time and manner prescribed by State and local law, including Ordinance No. 348, Ordinance No. 460 and the California Environmental Quality Act ("CEQA");

WHEREAS, the City of Wildomar incorporated during the processing of the Project and assumed jurisdiction over and processing of the Project on July 1, 2008;

WHEREAS, a Negative Declaration was prepared in accordance with the California Environmental Quality Act ("CEQA") and circulated for public review from August 2, 2008 to August 21, 2008; and

WHEREAS, on September 10, 2008, the City Council held a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter which was continued to September 24, 2008.

NOW THEREFORE, THE CITY COUNCIL FOR THE CITY OF WILDOMAR HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. The City Council hereby makes the following findings as required by the Wildomar Environmental Guidelines:

- A. The Project is consistent with the CEQA Statutes and Guidelines. An Environmental Assessment was prepared and circulated for

public review. With the adoption of standards conditions, all impacts will remain less than significant.

- B. The Wildomar City Council adopts the Negative Declaration and all supporting documentation (EA Number 41742 (County Number)).

Approved and adopted this 24th day of September by the following Roll Call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bob Cashman, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Environmental Quality Act (CEQA) Guidelines, the Environmental Coordinator of the City of Wildomar, State of California, does prepare, make, declare, publish, and cause to be filed with the City Clerk this Negative Declaration regarding the project as described below.

Project Title: Wildomar Personal Warehouses

Project Description:

The project includes:

- Rezone of the parcel from R-R to M-SC (Manufacturing-Service Commercial);
- Tentative Parcel Map creating 90 individual ownership units (condominium); and
- Major Plot Plan for the construction and operation of 99,208 sq. ft. personal storage facility

Project Location: 4.56 acre site located west of Jana Ln. and south of Clinton Keith Rd.

Project APN Number: APN 380-290-003

Project Applicant:
Milestone Wildomar, LLC
5405 Morehouse Dr. #330
San Diego, CA 92121

The said project will not have a significant effect on the environment for the following reasons:

- a) It will not 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) It will not have impacts, which are individually limited, but cumulatively considerable.
- c) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

The attached Initial Study has been performed by the City of Elk Grove Planning staff in support of this Negative Declaration. Further information may be obtained by contacting the Development Services - Planning at 23873 Clinton Keith Rd. #111, Wildomar, CA 92595.

City of Wildomar Planning

By _____
Gary Wayne Planning Director

CITY OF WILDOMAR

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41742

Project Case Type(s) and Number(s): Change of Zone No. 07630 (CZ07630), Plot Plan No. 23289 (PP 23289) and Tentative Parcel Map No. 35923 (PM35923)

Lead Agency Name: City of Wildomar

Address: 23873 Clinton Keith Road, Suite 111, Wildomar, CA 92595

Contact Person: Gary Wayne, Director of Planning

Telephone Number: (951) 677-7751

Applicant's Name: Milestone Wildomar, LLC

Applicant's Address: 5405 Morehouse Drive, Suite 330, San Diego, CA 92121

I. PROJECT INFORMATION

A. Project Description:

CZ07630

The General Plan Land Use Map identifies the project site as Business Park (BP) (0.25-0.60 FAR) CZ 07630 proposes to change the current zoning R-R (Rural Residential) to Manufacturing-Service Commercial (M-SC) to be consistent with the General Plan Land Use Designation of LI (Light Industrial). According to the Riverside County Integrated Plan (RCIP) General Plan Land Use Designations – Zoning Consistency Guidelines, the MS-C Zoning Designation is Highly Consistent with the LI General Plan Land Use Designation.

PP 23289

The construction and operation of 99,208 square foot personal storage facility on a 4.56 acre site. The project consists of a 90-unit recreational vehicle/self storage facility located within five buildings. Most of the units will range from 1,000 square feet to 1,700 square feet.

The project also includes an RV wash bay and RV dump station. The RV wash and dump station consists of a concrete pad 15 feet wide and 50 feet long. The dump station will drain by gravitational flow to the sewer connection at Jana Lane. The wash station consists only of a hose bib which will allow users to wash their vehicles and/or purge portable water holding tanks. No professional cleaning equipment or chemicals will be available at the site.

The structures will be subdivided into condominium units which will be sold through traditional escrow companies. Marketing will be done offsite through RV dealers, trade shows, and trade publications. Administrative oversight of the sales will be handled in our San Diego offices. Accordingly, there will be no need for a sales office on site. Each unit itself is a garage. Therefore, owners will park in their units, except for temporary stops in the 50' drive aisles adjacent to their units to exchange vehicles. Management of the property will be conducted by an offsite management company under the supervision of the home owners' association. There will be an office on-site for meetings, but there will be no employees staffing the site. Two (2) on-site parking spaces have been provided.

Access to the site will be provided by two driveways off of Jana Lane. Additional roadway and sidewalk improvements will be required along the entire length of Jana Lane from the southern project boundary to Clinton Keith Road.

At the present time electrical service available on the property. Water service was previously by a water well that has been sealed up and capped off. All other utilities will need to be extended to the site from the vicinity of Clinton Keith Road. Water and sewer service is provided by Elsinore Valley Municipal Water District.

PM 35923

PM 35923 is a one (1) parcel subdivision of 4.56 acres which will allow for individual ownership of the personal warehouse spaces and also allow for common areas which will be maintained by a management entity for the site.

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

C. Total Project Area: 4.56 acres

Residential Acres: N/A	Lots: N/A	Units: 90	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 4.56	Lots: 1	Sq. Ft. of Bldg. Area: 99,208	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 380-290-003

E. Street References: West of Jana Lane, approximately 650 feet south of the intersection of Jana Lane and Clinton Keith Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 6, T6S, R3W.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is generally level with elevations generally range from 1,365 feet to 1,385 feet above mean sea level. The site is currently vacant (and was previously occupied by a single residential unit that has now been removed) and is covered with ruderal vegetation and areas of disturbed ground. The properties immediately to the north and south are vacant. An existing self-storage facility is located to the west. The property to the east is vacant. Large lot single-family residences exist to the southeast, southwest, and northeast of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project is consistent with the policy statements contained in the Land Use Element and with General Plan Land Use Map.
- 2. Circulation:** The Project is adjacent to a local street, Jana Lane. Policy C2.3 states that "Traffic studies prepared for development entitlements will identify project related traffic impacts and determine the "significance" of such impacts in compliance with CEQA." The Project is consistent with the policy statements contained in the Circulation Element of the RCIP.

3. **Multipurpose Open Space:** The Project site is not located within any MSHCP Criteria Cells or within an area identified for conservation or open space purposes. The Project is consistent with the policy statements contained in the Open Space Element of the RCIP.
4. **Safety:** The proposed Project is located in an area identified as being susceptible to ground subsidence and a moderate potential for liquefaction. However, the site is within ¼ mile of the Wildomar Fault Zone. The Project is not located in a fault zone, flood zone, or high fire area. The Project is consistent with the policy statements contained in the Sarety Element of the RCIP.
5. **Noise:** The Project is located approximately 2/3's of a mile from Interstate 15, and approximately 700 feet south of Clinton Keith Road, which are the dominant noise source in the project vicinity. Due to the industrial character of the Project, no sensitive receptors would be located on the Project site. The Project is consistent with the policy statements contained in the Noise Element of the map.
6. **Housing:** The Project does not contain or propose any housing. The Project is consistent with the policy statements contained in the Housing Element.
7. **Air Quality:** The Project site has been disturbed due to prior human occupation and use. The proposed Project site is surrounded by mostly industrial and vacant land uses in area identified for future urban scale development. The Project meets is consistent with the policy statements contained in the Air Quality Element.

B. General Plan Area Plan(s): Elsinore Community Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): LI (Light Industrial)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Elsinore Area Plan

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Manufacturing-Service Commercial (M-SC)

K. Adjacent and Surrounding Zoning:

North - Rural Residential (R-R)

East - Rural Residential (R-R)

South - Rural Residential (R-R)

West - Manufacturing-Service Commercial (M-SC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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 revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

Signature

Date

Printed Name

Gary Wayne, Director of Planning

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County Integrated Plan (RCIP) Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The Project will not have a substantial effect upon a scenic highway corridor within which it is located. The Project site is located west of Jana Lane, which is not designated as a scenic highway. In addition, the Project site is also not visible from any identified scenic highway. Therefore, no impacts are expected.
- b) The Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The Project site does not contain any of these resources that would be adversely effected by the implementation of the Project. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

2. Mt. Palomar Observatory

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County Land Information Service (RCLIS)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The Project may interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The Project site is located within Zone B (26.53 miles) of the Mt. Palomar Nighttime Lighting Policy Area. All lighting used on-site will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. PP23289 has been conditioned to comply with Ordinance No. 655 (COA 90.PLANNING.013). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. With Project conformance with Ordinance No. 655, impacts are expected to be less than significant from implementation of the Project. No other mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The site is currently vacant and operations of the Project will create a new source of light in the area; however, this would not be considered substantial. It is anticipated that lighting will be utilized on the site in a manner consistent with the LI General Plan land use designation. These light sources will be installed in conformance with Ordinance No. 655 and will avoid spill-over into adjacent properties. The Project has been designed that most of the lighting will be internal to the Project and the buildings will serve to screen this light from adjacent properties. Based on the site design and compliance with Ordinance No. 655, any impacts from the implementation of the Project are considered less than significant. No other mitigation is required.
- b) The Project will not expose residential property to unacceptable light levels. The Project site is located adjacent to residentially designated properties to the south and will have the potential to expose these properties to light levels. These levels are not considered unacceptable. A 25' landscaped buffer will be provided as a transition between the Project and any future residential development on the site. This, plus the information discussed above (3.a) will assure that any impacts from the implementation of the Project are less than significant. No other mitigation is required.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation monitoring is required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riverside County Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

Sources: Riverside County Land Information Service (RCLIS), Project Application Materials

Findings of Fact:

- a) The Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The Project site is not located in an area identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Historically, there were agricultural uses in the project vicinity. However the Board of Supervisors has determined that there are no feasible mitigation measures or alternatives that could have addressed the loss of prime Farmland designated for statewide importance and adopted overriding considerations for this issue on October 7, 2003. Therefore, the impact is less than significant.
- b) The Project will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riverside County Agricultural Land Conservation Contract Maps). The Project site is not located adjacent to any existing agricultural uses; therefore, will have no impact and will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract. Therefore, no impacts are expected.
- c) The Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). The Project site is not located adjacent to agriculturally zoned property. The surrounding areas are designated for development (industrial, residential). As a result, the Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impacts are expected.
- d) The 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 use. The Project site is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located in an area where agricultural uses are present. The surrounding land uses include existing/planned industrial, commercial, and residential. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within one mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: SCAQMD Air Quality Management Plan, Project Application Materials, (URBEMIS Report Prepared, dated June, 2008).

Findings of Fact:

- a) The Project will not conflict with or obstruct implementation of the applicable air quality plan. The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and the South Coast Air Quality Management District's (SCAQMD's) Air Quality Management Plan. This project is consistent with the Specific Plan land use designations. The proposed project will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.
- b) The Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality emissions thresholds for use in the CEQA process are established by the SCAQMD. The air quality analysis performed for the Project indicated none of the projected emission levels would exceed these thresholds for the Project during construction or operation. However, emissions occur during site preparation (including grading and equipment exhaust) and will result in some emissions that could affect air quality. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern in the dry desert

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced further by dust control measures implemented during grading (PP23289 and PM35923 - COA 10.BS GRADE.005). This is a standard condition of approval therefore is not considered mitigation pursuant to CEQA. Impacts are considered less than significant.

- c) The Project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. The Project is not considered a sensitive receptor. In addition, surrounding uses do not include significant localized carbon monoxide sources, toxic air contaminants or odors. Therefore, no impacts are expected.
- d) The Project will not create objectionable odors affecting a substantial number of people. The project may result in the temporary emissions of objectionable odors during some phases of project construction. In addition, there are very few residential land uses in close proximity to the site. As a result, the Project is not expected result in objectionable odors that could adversely effect a substantial amount of people. Therefore, any impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information Service (RCLIS), Western Riverside MSHCP, "MSHCP Compliance Report with Burrowing Owl Focused Habitat Assessment," dated April 30, 2008, Project Application Materials

Findings of Fact:

- a) The Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The Project site is located within a Multiple Species Habitat Conservation Plan (MSHCP) but not within any of the preservation criteria cells. The Project is located within the boundary of the Stephens Kangaroo Rat Habitat Conservation Plan which requires the payment of the established regional impact mitigation fee. Therefore, the Project is not anticipated to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan and any impacts are expected to be less than significant.
- b) The Project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The Project site does not contain endangered or threatened species as listed on Title 14 of California Government Code or in Title 50, Code of Federal Regulations and will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). In addition, the Project is consistent with the requirements of the applicable habitat conservation plans which further ensures that there will be no impacts to species of concern. Therefore, no impacts are expected.
- c) The Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The Project site does not contain endangered or threatened species. A habitat assessment for the burrowing owl was conducted and concluded that no burrowing owls occupy the site at the time of the survey, and that burrowing owls are not expected to occupy the site in the future due to lack of suitable habitat and prey species. The habitat assessment also determined that no other special status wildlife species were observed on site. PP 23289 and PM 35923 have also been conditioned to conduct a pre-construction presence/absence survey for the burrowing owl within 30 days prior to issuance of a grading permit (COA. 60.EPD.001). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Project impacts are expected to be less than significant. No other mitigation is required.
- d) The Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the use of native wildlife nursery sites. The Project site is surrounded by existing and planned urban development and will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, no impacts are expected.

- e) The Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The Project site does not contain any riparian or riverine habitat. As a result, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Therefore, no impacts are expected.
- f) The Project will not 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. The Project site does not contain any wetland areas. Consequently; there will be no adverse effects 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. Therefore, no impacts are expected.
- g) The Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Project is consistent with the MSHCP and Stephens Kangaroo Rat HCP and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

CULTURAL RESOURCES Would the project

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

Sources: "Phase I Archaeological Assessment, Assessor's Parcel No. 380-290-003, 36215 Jana Lane, Wildomar Area, Riverside County, California," dated March 5, 2008 – "Assessment", On-site Inspection, Project Application Materials

Findings of Fact:

- a) According to the Assessment, the site does not contain any historic resources. Therefore, the proposed project is not anticipated to alter or destroy a historic site and no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

8. Archaeological Resources

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

Sources: "Phase I Archaeological Assessment, Assessor's Parcel No. 380-290-003, 36215 Jana Lane, Wildomar Area, Riverside County, California," dated March 5, 2008 – "Assessment", On-site inspection, Project Application Materials

Findings of Fact:

- a) According to the Cultural Resources Assessment, the Project site does not contain any archaeological resources. The proposed project site is described as urban and disturbed and is not found to hold archaeological resources of significance. However, the Project has been conditioned that in the event that an inadvertent archaeological find is made, grading shall be halted and procedures for protecting those resources shall be followed (PP23289/PM35923 – COA 10.PLANNING.002). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.
- b) According to the Cultural Resources Assessment, the Project site does not contain any significant archaeological resources and will therefore not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. However, the Project has been conditioned that in the event that an inadvertent archaeological find is made, grading shall be halted and procedures for protecting those resources shall be followed (PP23289/PM35923 - COA.10.PLANNING.002). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.
- c) According to the Cultural Resources Assessment, the proposed Project site does not contain any human remains, including those interred outside of formal cemeteries. However, the project has been conditioned if human remains are encountered, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98 (PP23289/PM35923 - COA 10.PLANNING.001). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project will not restrict existing religious or sacred uses within the potential impact area. The Project site is not being used for religious or sacred purposes and will not restrict religious or sacred uses with the potential impact area. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

9. Paleontological Resources

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

Source: Riverside County Integrated Plan (RCIP) Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The Project is in an area with high potential for paleontological resources. In addition, the fossiliferous Pauba Formation is located below the ground surface. The project has the potential to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. Conditions of Approval have been added (PP23289 – COA 70.PLANNING.001, PM35923 - COA 60.PLANNING.004), requiring monitoring during site grading to ensure that if any fossils are discovered that they will be handled in an appropriate manner. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to 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?

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, Riverside County Land Information Service (RCLIS), Riverside County Integrated Plan (RCIP) Figure S-2 "Earthquake Fault Study Zones", Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. No faults have been discovered on the Project site during the geologic investigation of the site. However, the site is located near the Wildomar Fault Zone. The Project will be required to comply with the recommendation of preliminary geotechnical investigation (as may be amended or updated) and the Uniform Building Code. These are standard requirements and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- b) The Project will not be subject to 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. The Project site is not located within the Alquist-Priolo Earthquake Fault Zone or county fault hazard zone; however, the site is located adjacent to Wildomar Fault Zone. Any impacts will be mitigated by the engineering and structural recommendations contained in the geotechnical investigation as well as through compliance with the Uniform Building Code. These are standard requirements and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

11. Liquefaction Potential Zone

- a) Be subject to seismic-related ground failure, including liquefaction?

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, Riverside County Integrated Plan (RCIP) Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) The Project site lies in an area of a moderate potential for liquefaction as identified by the County of Riverside. The site is underlain by dense to very dense older alluvium immediately beneath the fill-alluvium contact, which was at depths ranging from approximately 0.2 to 3.0 feet, to the total depth explored of approximately 16 feet. The potential for liquefaction generally occurs during strong ground shaking within granular loose sediments where the groundwater is usually less than 50 feet. While groundwater may or may not lie less than 50 feet below this site, the site is underlain by relatively dense to older alluvium materials very near the surface and bedrock units of the Pauba Formation and igneous bedrock at relatively shallow depths, thus the possibility for liquefaction on the site is considered nil. The Project will be required to comply with the recommendation of preliminary geotechnical investigation (as may be amended or updated) and the Uniform Building Code. These are standard requirements and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Ground-shaking Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Be subject to strong seismic ground shaking?

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, Riverside County Integrated Plan (RCIP) Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risks)

Findings of Fact:

The Project site is located near the Wildomar Fault Zone which has the potential to be subjected to strong seismic ground shaking. The Project will be required to comply with the recommendation of preliminary geotechnical investigation (as may be amended or updated) and the Uniform Building Code. These are standard requirements and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Landslide Risk

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

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, On-site Inspection, Riverside County Integrated Plan (RCIP) Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

The Project is not located on a geologic unit or soil type that is unstable, or that would become unstable as a result of the project will not result in potential on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The Project site is generally level or consisting of stable engineered slopes adjacent to developed properties. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, Riverside County Integrated Plan (RCIP) Figure S-7 "Documented Subsidence Areas"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The site is located in an area identified as having the potential for subsidence or in an area where ground subsidence or unstable soils are known to occur. The preliminary geotechnical investigation contains a series of recommendations to minimize the adverse effects of seismic ground shaking and possible ground shaking. The Project will be required to comply with the recommendations of the preliminary geotechnical investigation (as may be amended or updated) and the Uniform Building Code. These are standard requirements and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, Riverside County Land Information Service (RCLIS), Project Application Materials.

Findings of Fact:

The Project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The Project site is not located in an area that would be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, Project Application Materials.

Findings of Fact:

a) The Project will result in changes to the topography or ground surface relief features. The site is relatively flat and will result in only minor changes to the underlying topography. These changes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not be considered substantial. Therefore, any impacts are expected to be less than significant.

- b) The Project site is mostly level and will not create cut or fill slopes greater than 2:1 or higher than 10 feet. The Project has been conditioned to limit the maximum steepness ration of their slopes to a 2:1 ratio unless otherwise approved (PP23289/PM35923 - COA 10.BS GRADE.007). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, no impacts are expected.
- c) The Project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Soils

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection.

Findings of Fact:

- a) The Project site is relatively level and site development is not expected to result in the substantial soil erosion or the loss of topsoil. Therefore, any impacts are expected to be less than significant.
- b) The Project will not 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. According to the Project's geologic investigation, the soils at the Project site are expected to have a low expansion potential and are suitable for future development consistent with the general plan. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

18. Erosion

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008, Project Application Materials.

Findings of Fact:

- a) The Project will not result in a change in deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. There are no watercourses located on the Project site so no changes in the rates of deposition, siltation, or erosion will occur. Therefore, no impacts are expected.
- b) The Project is not expected to result in a substantial increase in water erosion on- or off-site. Compliance with the standard grading and water quality management plan requirements will prevent any impacts. Therefore, any impacts are expected to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Wind Erosion and Blow Sand from project either on or off site.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County Integrated Plan (RCIP) Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

The Project site is located in an area with a moderate potential for wind erosion. Compliance with the standard grading and air quality requirements will prevent any impacts. Therefore, any impacts are expected to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Project Application Materials, Riverside County Land Information Service (RCLIS), Google Maps, Phase I Environmental Site Assessment (September 10, 2007).

Findings of Fact:

- a) The Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Due to the nature of the proposed use, it is not anticipated that any of these items will be present during routine operations. Therefore, no impacts are expected.
- b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No unique materials will be used during construction that would create a significant hazard. The same would be true during the operational phase of the Project. Therefore, no impacts are expected.
- c) The Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. To the contrary, the Project will improve the roadway circulation in the immediate area; thereby improving conditions for any emergency response plan or emergency evacuation plan. Jana Lane is currently an unpaved roadway and, per Condition of Approval 90.Trans.017 will be required to be improved to County Transportation standard along the property frontage, northerly to Clinton Keith Road. With the completion of this all weather access will be provided and will improve access for users of the Project and other persons working/residing in the area. Therefore, no impacts are expected.
- d) The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school site is not located in close proximity to any schools. Please reference Responses 24 a. and 24. b. In addition, the nearest schools are located approximately 1¼ miles to the northeast (elementary school) and 1¼ miles to the east (middle school) from the project site. Therefore, no impacts are expected.
- e) According to the information contained within the "Phase I Environmental Site Assessment," the Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and would not result or create a significant hazard to the public or the environment. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Land Information Service (RCLIS), Riverside County Integrated Plan (RCIP) Figure S-19 "Airport Locations", Riverside County Airport Land Use Compatibility Plan

Findings of Fact:

- a) The Project site is not located within the Influence Area for any public airport or private airstrip and could not result in an inconsistency with an adopted Airport Master Plan. Therefore, no impact is expected.
- b) The Project is not located within the Influence Area for an airport within the jurisdiction of the Airport Land Use Commission. Therefore, no impact is expected.
- c) The Project site is not located within the Influence Area for any public airport or private airstrip. The closest airports are at French Valley, located approximately six miles east of the site, and Skylark Field near Lake Elsinore, located approximately five miles northwest of the site. Therefore, no impact is expected.
- d) The Project site is not located within the Influence Area for any private airstrip. Therefore, no impact is expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

22. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Riverside County Land Information Service (RCLIS), Riverside County Integrated Plan (RCIP) Figure S-11 "Wildfire Susceptibility"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. According to the RCLIS, the site is not located within a high fire area. The closest high fire hazard area is north of Clinton Keith Road. As a result, the Project is not expected to expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, any impacts are expected to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County Land Information Service (RCLIS), Project Application Materials, Draft Water Quality Management Plan (WQMP).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Implementation of the Project will alter existing drainage patterns that currently exist without the Project; however, these alterations will be in accordance with County of Riverside standards and are the minimal amount needed to construct the Project. Therefore, any impacts are considered less than significant.
- b) The Project shall not violate any water quality standards or waste discharge requirements. The Project has been conditioned prior to any grading or construction permits, to provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (PP23289 – COA 60.BS GRADE.009, PM35923 – COA 60 BS GRADE.004). The Project has also been conditioned to submit Final WQMP plans prior to grading permit issuance for review and approval by the District (PP23289 – COA 60.FLOOD RI.009, PM35923 – COA 50.FLOOD RI.009). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.
- c) The Project does not include any proposed uses that would 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). While the site will be improved with non-pervious materials landscape and detention basin, areas will be provided to allow for groundwater infiltration and recharge. This will be accomplished in the two (2) on-site basins, located at the northerly and southerly portions of the site, as well as the landscaped area along Jana Lane. Any impacts would be considered less than significant with the implementation of the Project. Aside from the Project design features that will allow for groundwater infiltration and recharge, no other mitigation is required.
- d) The Project will not create runoff water, exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of runoff. The Project has been designed in accordance with County of Riverside standards as to not create any runoff that exceeds the historic flows. The project has been conditioned prior to any grading or construction permits, to provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (PP23289 – COA 60.BS GRADE.009, PM35923 – 60 BS GRADE.004). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- e) The Project site is not located within a 100-year flood hazard area and will not place housing within a 100-year flood hazard area. Therefore, no impacts are expected.
- f) The Project is not within a 100-year flood hazard area and will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. There are no natural watercourse on the project site. Therefore, no impacts are expected.
- g) The proposed project is not anticipated to substantially degrade water quality and has been conditioned to submit Final WQMP plans prior to grading permit issuance and to use erosion control after rough grade (PP23289 - COA 60.FLOOD RI.003), (PM35923 - COA 60.FLOOD RI.003). These are standard conditions of approval and are not considered mitigation pursuant to CEQA. Therefore, the impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The proposed project has been conditioned to submit a copy of their BMP improvement plans prior to grading permit issuance and to use their BMP improvement plans prior to building permit issuance (PP23289 – COA's 60.FLOOD RI.002, 80.FLOOD RI.002), (PM35923 – COA's 50.FLOOD RI.002, 60.FLOOD RI.002, 80.FLOOD RI.002). The project is not anticipated to result in significant environmental effects (e.g. increased vectors and odors). These are standard conditions of approval and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

24. Floodplains

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

N/A - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information Service (RCLIS), Riverside County Integrated Plan (RCIP) Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone"

Findings of Fact:

- a) The Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river. The Project site will be paved; however, this is not anticipated to substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site due to the incorporation of a Water Quality Management Plan (WQMP). The Project has completed a draft WQMP, which has been reviewed and approved by Flood Control. In addition, the Project has been conditioned to submit final WQMP plans prior to grading permit issuance (PP23289 – COA 60.FLOOD RI.009, PM35923 – COA 50.FLOOD RI.009). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- b) The Project will result in changes in absorption rates or the rate and amount of surface runoff. The Project site will be paved, but will include bio swales which will serve to address water quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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degradation and increased run-off. The Project is not anticipated to substantially increase the rate or amount in absorption rates or surface runoff in a manner that would result in flooding on - or - off site due to the incorporation of a Water Quality Management Plan (WQMP). The Project has completed a draft WQMP, which has been reviewed and approved by Flood Control. In addition, the Project has been conditioned to submit final WQMP plans prior to grading permit issuance (PP23289 – COA 60.FLOOD RI.009, PM35923 – COA 50.FLOOD RI.009). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- c) The Project will not 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. The Project site is not located within a Flood Hazard Zone or Dam Inundation Area. Therefore, no impacts are expected.
- d) The will not effect the amount of surface water in any waterbody. There are no waterbodies in the immediate vicinity of the Project, and as stated above, no increases beyond historic flows will result from implementation of the Project. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information Service (RCLIS), RCIP, Wildomar General Plan Land Use Plan, Project Application Materials

Findings of Fact:

- a) The Project will not result in a substantial alteration of the present or planned land use of an area site is currently vacant and is surrounded by existing suburban development. The site is currently vacant; however, the City's General Plan Land Use designation for the Project site is Business Park (BP). The Change of Zone application is being submitted to ensure consistency with the General Plan. The proposed use is permitted, subject to the approval of a Plot Plan. Land uses in the immediate area (north, east and west) are either approved or planned for uses consistent with the previous LI designation. Land uses to the south are planned for residential development. A 25' landscaped buffer has been provided at the southerly portion of the site to allow for a transition between the LI and residential use. Therefore, no impacts are expected.
- b) The Project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The Project is currently located within the City of Wildomar. The City of Wildomar General Plan designates the site as Business Park (BP). The Project does not substantially affect land use within a city sphere of influence and/or within adjacent city or county boundaries. Therefore, there are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

26. Planning

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

Sources: Riverside County Land Information Service (RCLIS), Riverside County Integrated Plan Land

Findings of Fact:

a) The Project will be consistent with the site's proposed zoning. Currently, the Project site is zoned R-R (Rural Residential). The General Plan land use designation for the Project site is Business park (BP). A Change of Zone application has been filed change the site zoning from R-R to M-SC (Manufacturing – Service Commercial). This is conditionally consistent re-zoning, as the M-SC zoning implements the General Plan Business Park (BP) land use designation. With the M-SC zoning, the Project will be permitted with the approval of Plot Plan. These impacts are less than significant.

b-c) The Project will be compatible with existing surrounding zoning. The surrounding zoning is as follows:

- North - Rural Residential (R-R)
- East - Rural Residential (R-R)
- South - Rural Residential (R-R)
- West - Manufacturing-Service Commercial (M-SC)

It is anticipated that the zoning designations to the north, east and west will also be modified to Manufacturing –Service Commercial (M-SC) and Industrial Park (IP). Zoning to the south is anticipated to become Medium High Density Residential (MHDR). As presented, the Project is compatible with the surrounding zoning. No impacts are expected.

d) The Project will be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan). The Project is currently located within the City of Wildomar. The City of Wildomar General Plan designates the site as (Business Park) (BP). Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The Project is consistent with the County's General Plan and will also be consistent with the City of Wildomar's General Plan. The Project area is in transition and the Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Integrated Plan (RCIP) Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The Project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The Project site is designated MRZ-3a (Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, implementation of the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, no impacts are expected.
- b) The Project will not 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. The Project site has not been used for mining. Since the Project site has not been used for mining, implementation of the Project is not expected to 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. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The Project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine site. The Project site is not adjacent to an existing surface mine. Therefore, no impacts are expected.
- d) The Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. The Project site does not contain these and is not located in proximity to any existing or abandoned quarries or mines. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

N/A - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise

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

N/A A B C D

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

N/A A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Integrated Plan (RCIP) S-19 "Airport Locations," Riverside County Airport Land Use Compatibility Plan

Findings of Fact:

a-b) The Project is not 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, nor is it located within the vicinity of a private airstrip. Therefore, there is no impact from Airport noise.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

29. Railroad Noise

N/A A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Land Information Service (RCLIS), Riverside County General Plan Figure C-1 "Circulation Plan", On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project is not located in promity to any railroad line or facility. There are no railroad lines or facilities in or near the Project area. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

30. Highway Noise

N/A A B C D

Sources: On-site Inspection, Project Application Materials

Findings of Fact:

The Project is located on Jana Lane, approximately 700 feet south of Clinton Keith Road. Due to the distance from Clinton Keith Road, the site configuration (exterior buildings with interior facing entrances) and the fact that the Project is not a sensitive receptor as defined by the County of Riverside, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Other Noise

N/A A B C D

Sources: Riverside County Land Information Service (RCLIS), Project Application Materials

Findings of Fact:

The Project is not anticipated to be affected by other types of noise not listed above. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The Project will not result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. The Project is not of the type that would result in these types of increases. The Project has been designed in a manner that all activities are internal to the Project and are screened/buffered/attenuated by buildings. As a result, no impacts are expected.
- b) The Project will result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. This will occur during the construction phase of the Project. Generally, construction equipment can generate noise levels of about 70 to 90 dBA at a distance of 50 feet from the equipment. Stationary source noise diminishes at a rate of about 6 dB for each doubling of the distance from the source. The construction of the proposed project is not forecast to exceed the County's noise standard of 65 dBA CNEL. This increase in noise levels will be short term (about 6-12 months after construction begins) and will occur during the less noise-sensitive daylight hours and there are few sensitive receptors in the area, the increased noise levels will not be severe enough to pose a health or hearing hazard, but could be considered a short-term nuisance. Any impacts are considered less than significant.
- c) The Project will result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Please reference the discussion in 32.b. above. Any impacts are considered less than significant.
- d) The Project is not anticipated to expose people to or generate excessive ground-borne vibration or ground-borne noise levels. As stated above, any impacts would be during the construction phase and these will be temporary and of short duration. These impacts would be considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County Land Information Service (RCLIS), Project Application Materials, Riverside County Integrated Plan

Findings of Fact:

- a) The Project will not displace any existing homes or necessitate the construction or replacement housing elsewhere. The site is vacant. There is no existing housing on-site that would be affected by the Project. Therefore, no impacts are expected.
- b) The Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The Project will serve existing and proposed residential and commercial uses within the area. Due to the nature of the Project, it will not generate a demand for any additional housing. Therefore, no impacts are expected.
- c) The Project will not displace any existing homes or necessitate the construction or replacement housing elsewhere. The Project site is currently vacant and contains no dwelling units. Therefore, no impacts are expected.
- d) The Project will not effect the implementation of the City's Redevelopment Plan. The Project sites not located within a Redevelopment Area. Therefore, no impacts are expected.
- e) The Project will not contribute to an exceedence of the official regional and local population projections. The Project is not a signifcant generator of jobs and will not cause significant numbers of people to locate to the area. The amount of growth that may result from this development is expected to minor and incremental. The Project is consistent with the adopted General Plan. Therefore, no impacts are expected.
- f) The Project will not induce substantial population growth in an area directly. The project will pave a portion of Jana Lane and may have the potential tin indirectly induce growth in the local area. The Project is not a signifcant generator of jobs and will not cause significant numbers of people to locate to the area. The amount of growth that may result from this development is expected to minor and incremental. The Project is consistent with the adopted General Plan. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

Source: Riverside County Integrated Plan (RCIP) Safety Element

Findings of Fact:

The Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives to Fire Services. The Project area is serviced by the Riverside County Fire Department. The Project will not directly physically alter existing facilities or result in the construction of new facilities. Impacts are considered incremental, but less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

35. Sheriff Services

Source: Riverside County Land Information Service (RCLIS)

Findings of Fact:

The Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives to Sheriff Services. The Project area is serviced by the Riverside County Sheriffs Department. The Project will not directly physically alter existing facilities or result in the construction of new facilities. Impacts are considered incremental, but less than significant and will be mitigated by the payment of standard fees to the County of Riverside. Therefore no significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

36. Schools

Sources: Riverside County Land Information Service (RCLIS), Lake Elsinore Unified School District

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives to schools. The Project area is serviced by the Lake Elsinore Unified School District. Impacts are considered incremental, but less than significant and will be mitigated by the payment of standard fees to the Lake Elsinore Unified School District. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

37. Libraries

Source: Riverside County Land Information Service (RCLIS)

Findings of Fact:

The Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives to Libraries. The Project area is serviced by the Riverside County Libraries. Impacts are considered incremental, but less than significant and will be mitigated by the payment of standard fees to the County of Riverside. The Project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Health Services

Sources: Staff Review, Riverside County Integrated Plan (RCIP)

Findings of Fact:

The use of the proposed 1.93-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this Project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation monitoring is required.

RECREATION Would the project

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: Riverside County Land Information Service (RCLIS)

Findings of Fact:

- a) The Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed use, this is not an issue. Therefore, no impacts are expected.
- b) The Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Due to the nature of the proposed use, this is not an issue. Therefore, no impacts are expected.
- c) The Project site is not located within a C.S.A. and because the project is commercial in nature, it is not required to pay Quimby fees. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Recreational Trails

Sources: Riverside County Integrated Plan (RCIP) Circulation Element, Riverside County General Plan Figure C-5 "Riverside County Bikeway and Trail System"

Findings of Fact:

There are no county designated trails existing or proposed on the project site. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Integrated Plan (RCIP) Circulation Element, Riverside County Integrated Plan (RCIP) Figure C-1 "Circulation Plan"

Findings of Fact:

- a) The Project will not 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). Based on the nature of the proposed use, and non-peak traffic impacts that would be generated, a traffic impact analysis was not required for the Project. As a result, the proposed Project will not result in a substantial number of traffic or vehicle trips. The Project will be conditioned to pay Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF). Beyond that, no impacts are expected; therefore no other mitigation is required.
- b) The Project will not result in inadequate parking capacity. In accordance with the City of Wildomar requirements, two (2) on-site parking space have been provided. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The Project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Please reference the discussion in 41.a, above. Any impacts are considered less than significant.
- d) The proposed Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impacts are expected.
- e) The Project will not effect, change, or alter the existing and proposed waterborne, rail, or air traffic systems. Therefore, no impacts are expected.
- f) The proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). To the contrary, roadway improvements to Jana Lane, as a result of implementation of the Project will reduce hazards in the area. Therefore, no impacts are expected.
- g) The Project will cause an effect upon, or a need for new or altered maintenance of roads. Jana Lane will be improved as a condition of approval for the Project. Any further impacts will be considered less than significant.
- h) The Project has the potential to effect circulation during the project's construction. Standard practices that comply with County of Riverside requirements will be employed during the construction phase. Any impacts will be short-term and considered less than significant.
- i) The Project will not result in inadequate emergency access or access to nearby uses. To the contrary, improvements to Jana Lane will improve emergency access or access to nearby uses. No impacts are expected.
- j) The Project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). It is not anticipated that there will be any bus service to the Project site; however, there may be some service along Clinton Keith Road in proximity to the Project. Bicycles may also be safely stored within the units. The nature of the use will also reduce the possibility of people taking the bus, riding their bike or taking other forms of alternative transportation. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Riverside County Integrated Plan (RCIP) Circulation Element Riverside County Integrated Plan (RCIP) Figure C-5 "Riverside County Bikeway and Trail System"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the adopted General Plan, there are no bike trails designated on the property. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

Source: Riverside County Integrated Plan (RCIP), Will serve letter from EVMWD dated January 22, 2008.

Findings of Fact:

- a) The Project is not of the scale to require that would result in the construction of new water treatment facilities. Per the letter from EVMWD a water line extension will be required to server the Project. Adequate capacity exists to serve the Project with the required water main. Therefore, the impact is considered less than significant.
- b) The Project will have sufficient water capacity to service the proposed project. Implementation of the Project will result in an incremental increase in need for these facilities; however, adequate capacity exists to serve the Project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

44. Sewer

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County Integrated Plan (RCIP), Conversations with Elsinore Valley Municipal Water District (EVMWD), and Will serve letter from EVMWD dated January 22, 2008.

Findings of Fact:

- a) The Project will not require or result in the construction of new wastewater treatment facilities, including septic systems. The Project will require the extension of service facilities to the site, the construction of which would not cause significant environmental effects. No septic systems are proposed. The Project will tie into the existing EVMWD facilities. Implementation of the Project will result in an incremental increase in need for these facilities; however, adequate capacity exists to serve the Project. Therefore, the impact is considered less than significant.
- b) The Project will result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The Project will tie into the EVMWD facilities. Implementation of the Project will result in an incremental increase in need for these facilities; however, adequate capacity exists to serve the Project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

45. Solid Waste

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

Source: Riverside County Integrated Plan (RCIP)

Findings of Fact:

- a) The Project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The Project was submitted to the Riverside County Waste Management Department during the Project review since the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction and operation of the Project. However this project has sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Therefore, the impact is considered incremental but less than significant.
- b) The Project complies with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan). Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation monitoring is required.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Integrated Plan (RCIP)

Findings of Fact:

a-h) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the Project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the Project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or 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. Therefore, no impacts are expected.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The Project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Therefore, no impacts are expected.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, §15130)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The Project does not have impacts which are individually limited, but cumulatively considerable. Therefore, no impacts are expected.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no impacts are expected.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None.

VII. REFERENCES

1. Riverside County Integrated Plan (RCIP)
2. Riverside County Land Information Service (RCLIS)
3. Project Application Materials
4. SCAQMD Air Quality Management Plan
5. URBEMIS Report Prepared, dated June, 2008
6. Western Riverside MSHCP, "MSHCP Compliance Report with Burrowing Owl Focused Habitat Assessment," dated April 30, 2008
7. "Phase I Archaeological Assessment, Assessor's Parcel No. 380-290-003, 36215 Jana Lane, Wildomar Area, Riverside County, California," dated March 5, 2008
8. "Preliminary Geotechnical Investigation 36215 Jana Lane, Wildomar Area Riverside, California," dated June 12, 2007, "Response to County of Riverside Report Review Comments," dated June 3, 2008
9. U.S.D.A. Soil Conservation Service Soil Surveys
10. Google Maps
11. Phase I Environmental Site Assessment (September 10, 2007)
12. Riverside County Airport Land Use Compatibility Plan
13. Project Water Quality Management Plan (WQMP)
14. Lake Elsinore Unified School District web-site
15. Will serve letter from EVMWD dated January 22, 2008

ORDINANCE NO. 20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE CITY OF WILDOMAR ZONING MAP FROM R-R (RURAL RESIDENTIAL) TO M-SC (MANUFACTURING-SERVICE COMMERCIAL) FOR ASSESSOR'S PARCEL NUMBER 380-290-003.

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 the City of Wildomar's Zoning Map to assign revised zoning to Assessor's Parcel Number 380-290-003.

SECTION 2. Findings

A. CEQA

The proposal will not have a significant adverse impact on the environment and a Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA) with supporting documentation on file in the Wildomar Planning Department.

B General Plan Consistency

The proposed Rezone implements and is consistent with the underlying General Plan land use designation of Business Park and it will not create problems detrimental to the public health, safety and general welfare of the residents of Wildomar.

SECTION 3. Action

. The City of Wildomar's Zoning Map for Assessor's Parcel Number 380-290-003 is hereby amended from land use district R-R (Rural Residential) to land use distract M-SC (Manufacturing-Service Commercial).

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 4. Effective Date

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

The foregoing Ordinance was introduced and placed upon its first reading at a regular meeting of the City Council of the City of Wildomar held on the 24th day of September, 2008 and thereafter passed and adopted at the regular meeting of said City Council on the day of , 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bob Cashman, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

RESOLUTION 08- 66

**A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR
APPROVING PLOT PLAN (RC NUMBER) 23289.**

WHEREAS, An application for a Plot Plan has been filed with Riverside County (RC);
and

WHEREAS, On July 1, 2008, the City of Wildomar incorporated and obtained jurisdiction
for action on the subject Plot Plan; and

WHEREAS, The Wildomar City Council held a duly noticed public hearing on September
10, 2008 to consider the proposal and continued that public hearing to September 24, 2008; and

WHEREAS, City staff has reviewed the Plot Plan for consistency with the Wildomar
General Plan and Zoning Code and recommends that findings of consistency can be made; and

WHEREAS, the proposal has been review in accordance with the California
Environmental Quality Act (CEQA) and City adopted CEQA Guidelines and a Negative was
prepared and considered in relation to action on the Plot Plan; and

WHEREAS, the City Council wishes to incorporate herein the required findings for plot
plan approval that were contained in the staff report to the City Council dated September 10,
2008.

**NOW THEREFORE, THE CITY COUNCIL FOR THE CITY OF WILDOMAR HEREBY
RESOLVES AS FOLLOWS:**

Approves Plot Plan (RC) PP23289 to allow construction of approximately 99,000 sq. ft. personal
warehouse based on the findings contained in the September 10, 2008 staff report the City
Council and the attached conditions.

Approved and adopted this 24th day of September by the following Roll Call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bob Cashman, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

Conditions of Approval for PP23289

10.BS GRADE 001
GENERAL CONDITIONS

**USE -GIN
INTRODUCTION**

**Status:
RECOMMND**

**Conditions:
Informational**

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE 003
GENERAL CONDITIONS

**USE-G1.2 OBEY ALL GDG
REGS**

**Status:
RECOMMND**

**Conditions:
Informational**

All grading shall conform to the Uniform Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE 004
GENERAL CONDITIONS

**USE-G1.3 DISTURBS
NEED G/PMT**

**Status:
RECOMMND**

**Conditions:
Informational**

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE 005
GENERAL CONDITIONS

**USE-G1.6 DUST
CONTROL**

**Status:
RECOMMND**

**Conditions:
Informational**

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE 006
GENERAL CONDITIONS

**USE-G2.3SLOPE EROS CL
PLAN**

**Status:
RECOMMND**

**Conditions:
Informational**

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE 007
GENERAL CONDITIONS

**USE-G2.5 2:1 MAX
SLOPE RATIO**

**Status:
RECOMMND**

**Conditions:
Informational**

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE 008
GENERAL CONDITIONS

**USE-G2.6SLOPE
STABL'TY ANLYS**

**Status:
RECOMMND**

**Conditions:
Informational**

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE 009
GENERAL CONDITIONS

**USE-G2.7DRNAGE
DESIGN Q100**

**Status:
RECOMMND**

**Conditions:
Informational**

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows. Additionally, the Building and Safety Department's

conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE 010 GENERAL CONDITIONS	USE-G2.8MINIMUM DRNAGE GRADE	Status: RECOMMND	Conditions: Informational
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Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE 011 GENERAL CONDITIONS	USE-G2.9DRNAGE & TERRACING	Status: RECOMMND	Conditions: Informational
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Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE 012 GENERAL CONDITIONS	USE-G2.10 SLOPE SETBACKS	Status: RECOMMND	Conditions: Informational
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Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.

10.BS GRADE 013 GENERAL CONDITIONS	USE-G2.23 OFFST. PAVED PKG	Status: RECOMMND	Conditions: Informational
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All off-street parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE 014 GENERAL CONDITIONS	USE-G.3.1NO B/PMT W/O G/PMT	Status: RECOMMND	Conditions: Informational
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Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE 015 GENERAL CONDITIONS	USE-G3.3RETAINING WALLS	Status: RECOMMND	Conditions: Informational
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Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE 016 GENERAL CONDITIONS	USE- G3.4CRIB/RETAIN'G WALLS	Status: RECOMMND	Conditions: Informational
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Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE 017 GENERAL CONDITIONS	USE-G4.1E-CL 4:1 OR STEEPER	Status: RECOMMND	Conditions: Informational
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Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional

shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE 018 **USE-G4.3PAVING** **Status:** **Conditions:**
GENERAL CONDITIONS **INSPECTIONS** **RECOMMND** **Informational**

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE 019 **USE-G2.17LOT TO LOT** **Status:** **Conditions:**
GENERAL CONDITIONS **DRN ESMT** **RECOMMND** **Informational**

A recorded easement is required for lot to lot drainage.

10.BS GRADE 020 **USE-G1.4 NPDES/SWPPP** **Status:** **Conditions:**
GENERAL CONDITIONS **RECOMMND** **Informational**

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

10.FIRE 001 **USE-#50-BLUE DOT** **Status:** **Conditions:**
GENERAL CONDITIONS **REFLECTOR** **RECOMMND** **Informational**

Blue retroreflective 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 the Riverside County Fire Department.

10.FIRE 002 **USE-#23-MIN REQ FIRE** **Status:** **Conditions:**
GENERAL CONDITIONS **FLOW** **RECOMMND** **Informational**

Minimum required fire flow shall be 2375 GPM for a 2 hour 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 VN construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE 003 **USE-#19-ON/OFF** **Status:** **Conditions:**
GENERAL CONDITIONS **LOOPED HYD** **RECOMMND** **Informational**

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 3 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 hydrants(s) in the system.

10.FIRE 004 **USE-#25-GATE** **Status:** **Conditions:**
GENERAL CONDITIONS **ENTRANCES** **RECOMMND** **Informational**

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE 005
GENERAL CONDITIONS

USE-#88A-AUTO GATES

Status:
RECOMMND **Conditions:**
Informational

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FLOOD RI 001
GENERAL CONDITIONS

**USE - FLOOD HAZARD
REPORT**

Status:
RECOMMND **Conditions:**
Informational

Plot Plan 23289 proposes to construct a self-storage and RV storage facility on a 4.56 acre site. The site is located southerly of Clinton Keith Road, easterly of Elizabeth Lane, and westerly of Jana Lane in the Murrieta area. Plot Plan 23289 is being reviewed and processed concurrently with Parcel Map 35923. Except for nuisance nature local runoff from the northeast that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. It is proposed that the southerly three fourths of the site drain south to a water quality grass swale in Lot G. The treated runoff will enter a subsurface increased runoff mitigation basin. Low flows from the basin will be conveyed to an existing storm drain constructed by Plot Plan 16953 to the west. Onsite flows for the northerly quarter of the site will be conveyed to a proposed porous landscape detention basin in Lot F located at the northwest corner of the site. Flows will then be released to a natural watercourse that drains to an existing storm drain also constructed by Plot Plan 16953 to the west. While the District has no objections to this proposal, the following issues remain to be resolved prior to final engineering:

1. Within the southerly portion of the site, the drainage path becomes vague once the runoff enters the grass swale. Sufficient spot elevations and BMP details shall be provided.
2. The subsurface detention basin proposed in the June 5, 2008 response from JLC Engineering is not shown on Exhibit A. However, the information is provided in the preliminary WQMP. Per a July 3, 2008 telephone discussion with JLC Engineering the engineer stated that sufficient space was allotted for the basin and that it was to be added prior to submittal for the plan review phase. It should be noted that a 12 inch minimum outlet is required for all detention basins.
3. Calculations for grass swales propose a 3:1 embankment slope. While the District asks that embankment slopes be 4:1 maximum, it may be reasonable to allow for 3:1 maximum side slopes in this case.
4. A drop inlet and pipe system was requested by the District to be provided to collect runoff from the one (1) acre area adjacent to the site east of Jana Lane to perpetuate the existing drainage patterns for the area. While an amendment was provided within the revised calculations (see exhibit E), it has not yet been incorporated on Exhibit A.

10.FLOOD RI 005
GENERAL CONDITIONS

**USE PERP DRAINAGE
PATTERNS**

Status:
RECOMMND **Conditions:**
Informational

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI 010
GENERAL CONDITIONS

USE INCREASED RUNOFF

Status:
RECOMMND **Conditions:**
Informational

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI 011
GENERAL CONDITIONS

**USE INCREASED RUNOFF
CRITERIA**

Status:
RECOMMND **Conditions:**
Informational

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. Storms to be

studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 12" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI 013
GENERAL CONDITIONS

USE WQMP ESTABL
MAINT ENTITY

Status:
RECOMMND

Conditions:
Informational

This project proposes BMP facilities that will require maintenance by a public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI 014
GENERAL CONDITIONS

USE SUBMIT FINAL
WQMP>PRELIM

Status:
RECOMMND

Conditions:
Informational

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality. To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits. Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI 016
GENERAL CONDITIONS

**USE BMP MAINTENANCE
& INSPECT**

Status:
RECOMMND

Conditions:
Informational

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

10.PLANNING 001
GENERAL CONDITIONS

**MAP - IF HUMAN
REMAINS FOUND**

Status:
RECOMMND

Conditions:
Informational

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.

10.PLANNING 002
GENERAL CONDITIONS

**MAP - INADVERTENT
ARCHAEO FIND**

Status:
RECOMMND

Conditions:
Informational

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.

10.PLANNING 003
GENERAL CONDITIONS

**USE - COMPLY WITH
ORD./CODES**

Status:
RECOMMND

Conditions:
Informational

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING 004
GENERAL CONDITIONS

USE - FEES FOR REVIEW

Status:
RECOMMND

Conditions:
Informational

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING 005
GENERAL CONDITIONS

**USE - LIGHTING
HOODED/DIRECTED**

Status:
RECOMMND

Conditions:
Informational

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING 006
GENERAL CONDITIONS

**USE*- COLORS &
MATERIALS**

**Status:
RECOMMND**

**Conditions:
Informational**

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING 007
GENERAL CONDITIONS

**USE - LAND DIVISION
REQUIRED**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING 010
GENERAL CONDITIONS

**USE - PERMIT SIGNS
SEPARATELY**

**Status:
RECOMMND**

**Conditions:
Informational**

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING 011
GENERAL CONDITIONS

**USE*- LIMIT ON
SIGNAGE**

**Status:
RECOMMND**

**Conditions:
Informational**

Signage for this project shall be limited to the sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING 012
GENERAL CONDITIONS

**USE - NO OUTDOOR
ADVERTISING**

**Status:
RECOMMND**

**Conditions:
Informational**

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING 015
GENERAL CONDITIONS

**USE - LANDSCAPE
SPECIES**

**Status:
RECOMMND**

**Conditions:
Informational**

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING 019
GENERAL CONDITIONS

**USE - RECLAIMED
WATER**

**Status:
RECOMMND**

**Conditions:
Informational**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING 020
GENERAL CONDITIONS

USE - NO SECOND FLOOR

**Status:
RECOMMND**

**Conditions:
Informational**

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING 021
GENERAL CONDITIONS

**USE*- NO RESIDENT
OCCUPANCY**

**Status:
RECOMMND**

**Conditions:
Informational**

No permanent occupancy shall be permitted within the property approved under this plot plan as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING 023
GENERAL CONDITIONS

**USE - NO OFF-ROAD
USES ALLOWED**

**Status:
RECOMMND**

**Conditions:
Informational**

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING 024
GENERAL CONDITIONS

**USE - EXTERIOR NOISE
LEVELS**

**Status:
RECOMMND**

**Conditions:
Informational**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

10.PLANNING 027
GENERAL CONDITIONS

**USE - VIABLE
LANDSCAPING**

**Status:
RECOMMND**

**Conditions:
Informational**

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING 028
GENERAL CONDITIONS

**USE*- NO EA FOR
GRADING**

**Status:
RECOMMND**

**Conditions:
Informational**

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 11,020 cubic yards of cut and 6,207 cubic yards of fill.

10.PLANNING 029
GENERAL CONDITIONS

**USE - PREVENT DUST &
BLOWSAND**

**Status:
RECOMMND**

**Conditions:
Informational**

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING 032
GENERAL CONDITIONS

**USE - CEASED
OPERATIONS**

**Status:
RECOMMND**

**Conditions:
Informational**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING 033
GENERAL CONDITIONS

**USE - 90 DAYS TO
PROTEST**

**Status:
RECOMMND**

**Conditions:
Informational**

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING 036
GENERAL CONDITIONS

USE - LIMITS

Status:
RECOMMND **Conditions:**
Informational

In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, or human habitation. Prefabricated shipping containers shall not be used as warehouse facilities.

10.PLANNING 038
GENERAL CONDITIONS

USE - ORD 810 O S FEE
(1)

Status:
RECOMMND **Conditions:**
Informational

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING 041
GENERAL CONDITIONS

USE - C/W DESIGN
GUIDELINES

Status:
RECOMMND **Conditions:**
Informational

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

10.PLANNING 042
GENERAL CONDITIONS

USE - BUSINESS
LICENSING

Status:
RECOMMND **Conditions:**
Informational

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Code Enforcement Department at www.rctlma.org.buslic.

10.PLANNING 043
GENERAL CONDITIONS

USE - GEO02021

Status:
RECOMMND **Conditions:**
Informational

County Geologic Report (GEO) No. 2021, submitted for this project (PP23289 & PM35923) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Geotechnical Investigation, 36215 Jana Lane, Wildomar Area, Riverside County, California", Project No. 12429.1, dated June 12, 2007. In addition, LOR prepared the following: "Response to County of Riverside Review Comments Prepared by Mr. David Jones, CEG, dated March 28, 2008 and Mr. Laith Namiq, PE, dated March 27, 2008", dated June 3, 2008. "Response to County of Riverside Review Comments Prepared by Mr. David Jones, CEG, dated June 20, 2008 and Mr. Laith Namiq, PE, dated June 20, 2008", dated June 25, 2008. These documents are herein incorporated as a part of GEO No. 2021. GEO No. 2021 concluded: 1.No active or potentially active faults are known to exist at the subject site. 2. The site does not lie within a current County of Riverside Fault Zone nor within a current State of California Earthquake Fault Zone. 3. The probability of ground surface rupture occurring at the site is considered nil. 4. The possibility of liquefaction at the site is considered nil. 5. No evidence of mass movement was observed on the site. GEO No. 2021 recommended: 1.All areas to be graded should be stripped of significant vegetation and other deleterious materials. 2. If the on-site well is to be abandoned, it should be done in accordance with current jurisdictional agency requirements. 3. All existing fill, topsoil, and the upper, loose alluvial materials should be removed from areas to receive engineered compacted fill and structural areas. 4. Cut and fill slopes should be constructed no steeper than two horizontal to one vertical. GEO No. 2021 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2021 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.TRANS 001
GENERAL CONDITIONS

USE - TS/EXEMPT

Status:
RECOMMND **Conditions:**
Informational

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS 005
GENERAL CONDITIONS

**USE - STD INTRO 3(ORD
460/461)**

**Status:
RECOMMND**

**Conditions:
Informational**

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20.PLANNING 001
PRIOR TO A CERTAIN DATE

**USE - EXPIRATION
DATE-PP**

**Status:
RECOMMND**

**Conditions:
Informational**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING 006
PRIOR TO A CERTAIN DATE

**USE*- MITIGATION
MONITORING**

**Status:
RECOMMND**

**Conditions:
Informational**

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 41742.

60.BS GRADE 001
PRIOR TO GRADING PRMT ISSUANCE

**USE-G2.1 GRADING
BONDS**

**Status:
RECOMMND**

**Conditions:
Informational**

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE 002
PRIOR TO GRADING PRMT ISSUANCE

**USE-G2.3SLOPE EROS CL
PLAN**

**Status:
RECOMMND**

**Conditions:
Informational**

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE 003
PRIOR TO GRADING PRMT ISSUANCE

**USE-
G2.4GEOTECH/SOILS
RPTS**

**Status:
RECOMMND**

**Conditions:
Informational**

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. * *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE 004
PRIOR TO GRADING PRMT ISSUANCE

USE-G2.7DRNAGE
DESIGN Q100

Status:
RECOMMND

Conditions:
Informational

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows. Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE 006
PRIOR TO GRADING PRMT ISSUANCE

USE-G2.14OFFSITE GDG
ONUS

Status:
RECOMMND

Conditions:
Informational

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE 007
PRIOR TO GRADING PRMT ISSUANCE

USE-G2.15NOTRD
OFFSITE LTR

Status:
RECOMMND

Conditions:
Informational

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE 008
PRIOR TO GRADING PRMT ISSUANCE

USE-G2.16REC'D ESMT
REQ'D

Status:
RECOMMND

Conditions:
Informational

A recorded easement is required for off site drainage facilities.

60.BS GRADE 009
PRIOR TO GRADING PRMT ISSUANCE

USE-G1.4 NPDES/SWPPP

Status:
RECOMMND

Conditions:
Informational

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE 010
PRIOR TO GRADING PRMT ISSUANCE

USE IMPORT/EXPORT

Status:
RECOMMND

Conditions:
Informational

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.EPD 001
PRIOR TO GRADING PRMT ISSUANCE

EPD - 30 DAY
BURROWING OWL SUR

Status:
RECOMMND

Conditions:
Informational

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the

60.PLANNING 002
PRIOR TO GRADING PRMT ISSUANCE

**MAP - ARCHAEOLOGIST
RETAINED**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring and mitigation services. A pre-grading meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING 003
PRIOR TO GRADING PRMT ISSUANCE

**MAP*- CULTURAL RES.
DISP. AG.**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Soboba Band of Lusieno Indians for proper treatment and disposition.

60.PLANNING 004
PRIOR TO GRADING PRMT ISSUANCE

USE - GRADING PLANS

**Status:
RECOMMND**

**Conditions:
Informational**

If grading is proposed, the project must comply with the following: a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions. b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way. c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety. d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING 005
PRIOR TO GRADING PRMT ISSUANCE

**USE - NPDES
COMPLIANCE (2)**

**Status:
RECOMMND**

**Conditions:
Informational**

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING 010
PRIOR TO GRADING PRMT ISSUANCE

**USE*- MITIGATION
MONITORING**

**Status:
RECOMMND**

**Conditions:
Informational**

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41742 which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING 012
PRIOR TO GRADING PRMT ISSUANCE

**USE - BLOWSAND &
DUST CONTROL**

**Status:
RECOMMND**

**Conditions:
Informational**

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but

undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING 014 **USE*- SKR FEE** **Status:** **Conditions:**
 PRIOR TO GRADING PRMT ISSUANCE **CONDITION** **RECOMMND** **Informational**

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.56 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.TRANS 001 **USE - TRANSPORTATION** **Status:** **Conditions:**
 PRIOR TO GRADING PRMT ISSUANCE **CLEARANCE** **RECOMMND** **Informational**

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

70.PLANNING 001 **USE - PLNTLGST** **Status:** **Conditions:**
 PRIOR TO GRADING FINAL INSPECT **CERTIFIED (2)** **RECOMMND** **Informational**

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80.BS GRADE 001 **USE* -G3.1NO B/PMT** **Status:** **Conditions:**
 PRIOR TO BLDG PRMT ISSUANCE **W/O G/PMT** **RECOMMND** **Informational**

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

80.E HEALTH 001 **USE - WATER WILL** **Status:** **Conditions:**
 PRIOR TO BLDG PRMT ISSUANCE **SERVE** **RECOMMND** **Informational**

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH 002 **USE - FOOD PLANS REQD** **Status:** **Conditions:**
 PRIOR TO BLDG PRMT ISSUANCE **RECOMMND** **Informational**

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

80.E HEALTH 003
PRIOR TO BLDG PRMT ISSUANCE

USE - LEA CLEARANCE

Status:
RECOMMND

Conditions:
Informational

Clearance from the Environmental Resources Management Division LEA

80.FIRE 001
PRIOR TO BLDG PRMT ISSUANCE

**USE-#17A-BLDG PLAN
CHECK \$**

Status:
RECOMMND

Conditions:
Informational

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE 002
PRIOR TO BLDG PRMT ISSUANCE

USE-#4-WATER PLANS

Status:
RECOMMND

Conditions:
Informational

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

80.FLOOD RI 002
PRIOR TO BLDG PRMT ISSUANCE

USE SUBMIT PLANS

Status:
RECOMMND

Conditions:
Informational

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI 005
PRIOR TO BLDG PRMT ISSUANCE

**USE SUBMIT FINAL
WQMP**

Status:
RECOMMND

Conditions:
Informational

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI 006
PRIOR TO BLDG PRMT ISSUANCE

USE- MITCHARGE

Status:
RECOMMND

Conditions:
Informational

The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. Plot Plan No. 23289 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.56 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.PLANNING 004
PRIOR TO BLDG PRMT ISSUANCE

**USE - BLOWSAND &
DUST CONTROL**

Status:
RECOMMND

Conditions:
Informational

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484

(Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING 005
PRIOR TO BLDG PRMT ISSUANCE

USE - LIGHTING PLANS

Status:
RECOMMND

Conditions:
Informational

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING 006
PRIOR TO BLDG PRMT ISSUANCE

USE*- CONFORM TO ELEVATIONS

Status:
RECOMMND

Conditions:
Informational

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING 007
PRIOR TO BLDG PRMT ISSUANCE

USE*- CONFORM TO FLOOR PLANS

Status:
RECOMMND

Conditions:
Informational

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING 008
PRIOR TO BLDG PRMT ISSUANCE

USE - ROOF EQUIPMENT SHIELDING

Status:
RECOMMND

Conditions:
Informational

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING 012
PRIOR TO BLDG PRMT ISSUANCE

USE - RAIN SHUT-OFF IRRIGATION

Status:
RECOMMND

Conditions:
Informational

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING 013
PRIOR TO BLDG PRMT ISSUANCE

USE - LANDSCAPING SECURITIES

Status:
RECOMMND

Conditions:
Informational

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING 015
PRIOR TO BLDG PRMT ISSUANCE

USE - FENCING PLAN REQUIRED

Status:
RECOMMND

Conditions:
Informational

A fencing plan shall be submitted showing all fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING 017
PRIOR TO BLDG PRMT ISSUANCE

USE* - REC & PARK DIST MITIG.

Status:
RECOMMND

Conditions:
Informational

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152A to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING 018
PRIOR TO BLDG PRMT ISSUANCE

**USE*- MITIGATION
MONITORING**

**Status:
RECOMMND**

**Conditions:
Informational**

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41742 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING 020
PRIOR TO BLDG PRMT ISSUANCE

**USE*- HEIGHT
LIMITATIONS**

**Status:
RECOMMND**

**Conditions:
Informational**

All buildings and structures within this permit shall not exceed 40 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING 024
PRIOR TO BLDG PRMT ISSUANCE

**USE*- COLOR/FINISH
SAMPLES**

**Status:
RECOMMND**

**Conditions:
Informational**

The permittee shall submit three 4" x 4" color and finish samples of the proposed buildings for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit M.

80.PLANNING 026
PRIOR TO BLDG PRMT ISSUANCE

**USE -
PARKING/LANDSCAPING
PLAN**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to issuance of grading or building permits, seven (7) copies of a Shading, Parking, Parking Lot Lighting and Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

80.PLANNING 031
PRIOR TO BLDG PRMT ISSUANCE

**USE*- SCHOOL
MITIGATION**

**Status:
RECOMMND**

**Conditions:
Informational**

Impacts to the Elsinore Municipal School District shall be mitigated in accordance with California State law.

80.PLANNING 042
PRIOR TO BLDG PRMT ISSUANCE

USE - FEE BALANCE

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING 043
PRIOR TO BLDG PRMT ISSUANCE

**USE*- CC&R RES POA
COMMON AREA**

**Status:
RECOMMND**

**Conditions:
Informational**

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval: 1. A cover letter identifying the project for which approval is sought; 2. A signed and notarized declaration of covenants, conditions and restrictions; 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owners' association or the owners of each

individual lot or unit as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in- interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration." In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

80.TRANS 004
PRIOR TO BLDG PRMT ISSUANCE

**USE - R-O-W
DEDICATION 1**

**Status:
RECOMMND**

**Conditions:
Informational**

Sufficient public street right-of-way along Jana Lane shall be conveyed for public use to provide for a 39 foot half width right-of-way.

80.TRANS 006
PRIOR TO BLDG PRMT ISSUANCE

**USE - STREETLIGHTS -
L&LMD**

**Status:
RECOMMND**

**Conditions:
Informational**

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following: 1. Completed Transportation Department application 2. (2)Sets of street lighting plans approved by Transportation Department. 3. Appropriate fees for annexation. 4. "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS 007
PRIOR TO BLDG PRMT ISSUANCE

**USE - SOUTHWEST
R&BBD**

**Status:
RECOMMND**

**Conditions:
Informational**

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. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

80.TRANS 008
PRIOR TO BLDG PRMT ISSUANCE

USE - SOUTHWEST TUMF

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Board Policy and Ordinance No. 824. Payment of the TUMF may be deferred to building final at the discretion of the Director of Planning.

80.TRANS 016
PRIOR TO BLDG PRMT ISSUANCE

**USE - LANDSCAPING
COMM/IND**

**Status:
RECOMMND**

**Conditions:
Informational**

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping plans shall be designed within Jana Lane and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.BS GRADE 001
PRIOR TO BLDG FINAL INSPECTION

**USE*G4.3PAVING
INSPECTIONS**

Status: RECOMMND **Conditions: Informational**

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

90.FIRE 001
PRIOR TO BLDG FINAL INSPECTION

USE--#45-FIRE LANES

Status: RECOMMND **Conditions: Informational**

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.

90.FIRE 002
PRIOR TO BLDG FINAL INSPECTION

**USE-#12A-SPRINKLER
SYSTEM**

Status: RECOMMND **Conditions: Informational**

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in 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 a 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. Applicant or developer shall be responsible to install a U.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

90.FIRE 003
PRIOR TO BLDG FINAL INSPECTION

**USE-#27-
EXTINGUISHERS**

Status: RECOMMND **Conditions: Informational**

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 center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FLOOD RI 002
PRIOR TO BLDG FINAL INSPECTION

USE BMP - EDUCATION

Status: RECOMMND **Conditions: Informational**

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI 003
PRIOR TO BLDG FINAL INSPECTION

USE IMPLEMENT WQMP

Status: RECOMMND **Conditions: Informational**

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI 005
PRIOR TO BLDG FINAL INSPECTION

**USE BMP MAINTENANCE
& INSPECT**

Status: RECOMMND **Conditions: Informational**

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and

maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.PLANNING 002 **USE - ARCHO** **Status:** **Conditions:**
PRIOR TO BLDG FINAL INSPECTION **MONITORING REPORT** **RECOMMND** **Informational**

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING 003 **USE*- MITIGATION** **Status:** **Conditions:**
PRIOR TO BLDG FINAL INSPECTION **MONITORING** **RECOMMND** **Informational**

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No.41742 Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING 004 **USE*- HEIGHT** **Status:** **Conditions:**
PRIOR TO BLDG FINAL INSPECTION **LIMITATIONS** **RECOMMND** **Informational**

All buildings and structures within this permit shall not exceed 40 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING 006 **USE - COLOR/FINISH** **Status:** **Conditions:**
PRIOR TO BLDG FINAL INSPECTION **COMPLIANCE** **RECOMMND** **Informational**

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING 008 **USE*- PARKING PAVING** **Status:** **Conditions:**
PRIOR TO BLDG FINAL INSPECTION **MATERIAL** **RECOMMND** **Informational**

A minimum of two (2) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING 009 **USE*- ACCESSIBLE** **Status:** **Conditions:**
PRIOR TO BLDG FINAL INSPECTION **PARKING** **RECOMMND** **Informational**

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities 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 not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING 013
PRIOR TO BLDG FINAL INSPECTION

**USE - LIGHTING PLAN
COMPLY**

**Status:
RECOMMND**

**Conditions:
Informational**

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING 014
PRIOR TO BLDG FINAL INSPECTION

**USE - ROOF EQUIPMENT
SHIELDING**

**Status:
RECOMMND**

**Conditions:
Informational**

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING 017
PRIOR TO BLDG FINAL INSPECTION

**USE - UTILITIES
UNDERGROUND**

**Status:
RECOMMND**

**Conditions:
Informational**

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING 018
PRIOR TO BLDG FINAL INSPECTION

**USE - SPECIMEN TREES
REQUIRED**

**Status:
RECOMMND**

**Conditions:
Informational**

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING 022
PRIOR TO BLDG FINAL INSPECTION

**USE*- TRASH
ENCLOSURES**

**Status:
RECOMMND**

**Conditions:
Informational**

Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins, one of which will be for recyclable materials shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block or landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING 024
PRIOR TO BLDG FINAL INSPECTION

**USE - COMPLY W/
LANDSCAPE PLAN**

**Status:
RECOMMND**

**Conditions:
Informational**

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Management Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING 025
PRIOR TO BLDG FINAL INSPECTION

**USE - CERTIFY
LANDSCAPE COMPLY**

**Status:
RECOMMND**

**Conditions:
Informational**

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING 027
PRIOR TO BLDG FINAL INSPECTION

**USE - REMOVE OUTDOOR
ADVERTISE**

**Status:
RECOMMND**

**Conditions:
Informational**

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING 028
PRIOR TO BLDG FINAL INSPECTION

**USE*- WALL & FENCE
LOCATIONS**

**Status:
RECOMMND**

**Conditions:
Informational**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING 030
PRIOR TO BLDG FINAL INSPECTION

**USE - CONDITION
COMPLIANCE**

**Status:
RECOMMND**

**Conditions:
Informational**

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING 034
PRIOR TO BLDG FINAL INSPECTION

**USE*- SKR FEE
CONDITION**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.56 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING 035
PRIOR TO BLDG FINAL INSPECTION

**USE*- ORD 810 O S FEE
(2)**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23289 is calculated to be 3.46_ net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.TRANS 001
PRIOR TO BLDG FINAL INSPECTION

USE - IMP PLANS

**Status:
RECOMMND**

**Conditions:
Informational**

Improvement plans for the required 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 Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS 005
PRIOR TO BLDG FINAL INSPECTION

**USE - SIGNING &
STRIPING**

**Status:
RECOMMND**

**Conditions:
Informational**

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS 007
PRIOR TO BLDG FINAL INSPECTION

USE - WRCOG TUMF

Status:
RECOMMND **Conditions:**
Informational

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS 008
PRIOR TO BLDG FINAL INSPECTION

**USE STREETLIGHT
AUTHORIZATION**

Status:
RECOMMND **Conditions:**
Informational

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following: 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. 2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS 009
PRIOR TO BLDG FINAL INSPECTION

**USE - STREET LIGHTS
INSTALL**

Status:
RECOMMND **Conditions:**
Informational

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard. Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS 011
PRIOR TO BLDG FINAL INSPECTION

USE - UTILITY PLAN

Status:
RECOMMND **Conditions:**
Informational

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS 012
PRIOR TO BLDG FINAL INSPECTION

USE - UTILITY INSTALL

Status:
RECOMMND **Conditions:**
Informational

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 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 Department of Transportation as proof of completion.

90.TRANS 013
PRIOR TO BLDG FINAL INSPECTION

**USE - LANDSCAPING
COMM/IND**

Status:
RECOMMND **Conditions:**
Informational

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Jana Lane. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS 017
PRIOR TO BLDG FINAL INSPECTION

USE - PART-WIDTH

Status:
RECOMMND **Conditions:**
Informational

Jana Lane along project boundary is designated as an Industrial Collector and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on opposite side), 6" concrete curb and gutter, and 6' sidewalk at the curb and match up asphalt concrete paving; reconstruction; or surfacing of existing paving as determined by the

Transportation Department within a 69 foot part-width dedicated right-of-way (39' on project side and 30' on opposite side) in accordance with County Standard No. 111. NOTE: Proposed driveways shall be constructed per Standard No. 207A.

90.TRANS 018
PRIOR TO BLDG FINAL INSPECTION

USE - OFF-SITE ACCESS
2

Status:
RECOMMND

Conditions:
Informational

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment approved by the Transportation Department. Said off-site access road shall be the northerly extension of Jana Lane to Clinton Keith Road, a paved County maintained road.

RESOLUTION 08- 67

A RESOLUTION OF THE CITY COUNCIL OF WILDOMAR APPROVING TENTATIVE PARCEL MAP NO. 35923, A ONE PARCEL SUBDIVISION OF 4.56 ACRES WHICH WILL ALLOW FOR INDIVIDUAL OWNERSHIP OF THE PERSONAL WAREHOUSE SPACES AND COMMON AREAS, LOCATED WEST OF JANA LANE, APPROXIMATELY 650 FEET SOUTH OF THE INTERSECTION OF JANA LANE AND CLINTON KEITH ROAD AND KNOWN AS ASSESSOR'S PARCEL NUMBER 380-290-003

WHEREAS, Milestone Wildomar, LLC filed Tentative Parcel Map No. 35923 ("Project") with the County of Riverside on February 5, 2008;

WHEREAS, the Project was processed including, but not limited to, public notice in the time and manner prescribed by State and local law, including Ordinance No. 348, Ordinance No. 460 and the California Environmental Quality Act ("CEQA");

WHEREAS, the City of Wildomar incorporated during the processing of the Project and assumed jurisdiction over and processing of the Project on July 1, 2008;

WHEREAS, a Negative Declaration was prepared in accordance with the California Environmental Quality Act ("CEQA") and circulated for public review from August 2, 2008 to August 21, 2008; and

WHEREAS, on September 10, 2008, the City Council held a duly noticed public hearing as prescribed by law on Tentative Parcel Map No. 35923, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

NOW THEREFORE, THE CITY COUNCIL FOR THE CITY OF WILDOMAR HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. The City Council hereby makes the following findings as required by Section _____ of the City of Wildomar Municipal Code for a parcel map:

A. The proposed land division is consistent with applicable general and specific plans. The land division is consistent with the City of Wildomar General Plan. There are no applicable specific plans that affect the land division.

B. The design or improvement of the proposed land division is consistent with applicable general; and specific plans. The design and improvement of the proposed land division is consistent with the City of Wildomar General Plan. There are no applicable specific plans that affect the land division.

C. The site of the proposed land division is physically suitable for the type of development. The site is generally flat and will not require extensive improvements or earthwork for the proposed land division. There are no constraints on the site that would preclude the land division.

D. The site of the proposed land division is physically suitable for the proposed density of the development. The site is generally flat and will not require extensive improvements or earthwork for the proposed land division. There are no constraints on the site that would preclude the land division. The density and intensity of development is consistent with the General Plan and proposed zoning designation.

E. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and injure fish or wildlife or their habitat. None of these resources are present on the site. A Negative Declaration will be adopted for the project.

F. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The design of the proposed land division and the types of improvements have been reviewed by all agencies and departments with jurisdiction over the land division. All agencies and departments have cleared the project for public hearing and have issued conditions of approval (where applicable) on the land division.

G. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The land division has been designed to not conflict with any easements within or adjacent to the land division.

Section 2. Conditional Approval. The City Council of the City of Wildomar hereby approves Tentative Parcel Map No. 35923, a one parcel subdivision of 4.56 acres which will allow for individual ownership of the personal warehouse spaces and common areas, located west of Jana Lane, approximately 650 feet south of the intersection of Jana Lane and Clinton Keith Road and known as Assessor's Parcel Number 380-290-003 as set forth in Tentative Parcel Map No. 35923, subject to the specific Conditions of Approval set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full.

Approved and adopted this 24th day of September by the following Roll Call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bob Cashman, Mayor

ATTEST:

Sheryll Schroeder, City Clerk

APPROVED AS TO FORM:

Julie Hayward Biggs, City Attorney

Conditions of Approval for PM35923

10.BS GRADE 001
GENERAL CONDITIONS

MAP-GIN
INTRODUCTION

Status:
RECOMMND

Conditions:
Informational

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE 002
GENERAL CONDITIONS

MAP-G1.2 OBEY ALL
GDG REGS

Status:
RECOMMND

Conditions:
Informational

All grading shall conform to the Uniform Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE 003
GENERAL CONDITIONS

MAP-G1.3 DISTURBS
NEED G/PMT

Status:
RECOMMND

Conditions:
Informational

Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.

10.BS GRADE 004
GENERAL CONDITIONS

MAP-G1.5 EROS
CNTRL PROTECT

Status:
RECOMMND

Conditions:
Informational

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE 005
GENERAL CONDITIONS

MAP-G1.6 DUST
CONTROL

Status:
RECOMMND

Conditions:
Informational

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE 006
GENERAL CONDITIONS

MAP-G2.1 GRADING
BONDS

Status:
RECOMMND

Conditions:
Informational

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE 007
GENERAL CONDITIONS

**MAP-G2.5 2:1 MAX
SLOPE RATIO**

Status:
RECOMMND

Conditions:
Informational

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE 008
GENERAL CONDITIONS

**MAP-G2.6SLOPE
STABL'TY ONLY**

Status:
RECOMMND

Conditions:
Informational

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE 009
GENERAL CONDITIONS

**MAP-G2.8MINIMUM
DRNAGE GRAD**

Status:
RECOMMND

Conditions:
Informational

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE 011
GENERAL CONDITIONS

**MAP-G2.12SLOPES
IN FLOODWAY**

Status:
RECOMMND

Conditions:
Informational

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE 014
GENERAL CONDITIONS

**MAP-G2.24LU PMT
TO GRD SUB**

Status:
RECOMMND

Conditions:
Informational

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE 015
GENERAL CONDITIONS

**MAP-G1.4
NPDES/SWPPP**

Status:
RECOMMND

Conditions:
Informational

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit

requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

10.FIRE 001
GENERAL CONDITIONS

MAP-#50-BLUE DOT REFLECTORS

Status: RECOMMND

Conditions: Informational

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE 002
GENERAL CONDITIONS

MAP-#15-POTENTIAL FIRE FLOW

Status: RECOMMND

Conditions: Informational

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE 003
GENERAL CONDITIONS

MAP-#14-COM/RES HYD/SPACING

Status: RECOMMND

Conditions: Informational

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

10.FLOOD RI 001
GENERAL CONDITIONS

MAP- FLOOD HAZARD REPORT

Status: RECOMMND

Conditions: Informational

Parcel Map 35923 proposes to subdivide 4.56 acres into 90 units for a self-storage and RV storage facility. The site is located southerly of Clinton Keith Road, easterly of Elizabeth Lane, and westerly of Jana Lane in the Murrieta area. Parcel Map 35923 is being reviewed and processed concurrently with Plot Plan 23289. Except for nuisance nature local runoff from the northeast that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. It is proposed that the southerly three fourths of the site drain south to a water quality grass swale in Lot G. The treated runoff will enter a subsurface increased runoff mitigation basin. Low flows from the basin will be conveyed to an existing storm drain constructed by Plot Plan 16953 to the west. Onsite flows for the northerly quarter of the site will be conveyed to a proposed porous landscape detention basin in Lot F located at the northwest corner of the site. Flows will then be released to a natural watercourse that drains to an existing storm drain also constructed by Plot Plan 16953 to the west. While the District has no objections to this proposal, the following issues remain to be

resolved prior to final engineering: 1. Within the southerly portion of the site, the drainage path becomes vague once the runoff enters the grass swale. Sufficient spot elevations and BMP details shall be provided. 2. The subsurface detention basin proposed in the June 5, 2008 response from JLC Engineering is not shown on Exhibit A. However, the information is provided in the preliminary WQMP. Per a July 3, 2008 telephone discussion with JLC Engineering the engineer stated that sufficient space was allotted for the basin and that it was to be added prior to submittal for the plan review phase. It should be noted that an 12 inch minimum outlet is required for all detention basins. 3. Calculations for grass swales propose a 3:1 embankment slope. While the District asks that embankment slopes be 4:1 maximum, it may be reasonable to allow for 3:1 maximum side slopes in this case. 4. A drop inlet and pipe system was requested by the District to be provided to collect runoff from the one (1) acre area adjacent to the site east of Jana Lane to perpetuate the existing drainage patterns for the area. While an amendment was provided within the revised calculations (see exhibit E), it has not yet been incorporated on Exhibit A. The site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,139 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI 005
GENERAL CONDITIONS

**MAP PERP
DRAINAGE
PATTERNS**

Status:
RECOMMND

Conditions:
Informational

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI 012
GENERAL CONDITIONS

**MAP INCREASED
RUNOFF**

Status:
RECOMMND

Conditions:
Informational

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI 013
GENERAL CONDITIONS

**MAP INCREASED
RUNOFF CRITERIA**

Status:
RECOMMND

Conditions:
Informational

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The

entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 12" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI 016
GENERAL CONDITIONS

MAP WQMP ESTABL
MAINT ENTITY

Status:
RECOMMND

Conditions:
Informational

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI 017
GENERAL CONDITIONS

MAP SUBMIT FINAL
WQMP>PRELIM

Status:
RECOMMND

Conditions:
Informational

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality. To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits. Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI 019
GENERAL CONDITIONS

MAP BMP
MAINTENANCE &
INSPECT

Status:
RECOMMND

Conditions:
Informational

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.PLANNING 001
GENERAL CONDITIONS

MAP - IF HUMAN
REMAINS FOUND

Status:
RECOMMND

Conditions:
Informational

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.

10.PLANNING 002
GENERAL CONDITIONS

**MAP - INADVERTENT
ARCHAEO FIND**

**Status:
RECOMMND**

**Conditions:
Informational**

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.

10.PLANNING 003
GENERAL CONDITIONS

MAP - GEO02021

**Status:
RECOMMND**

**Conditions:
Informational**

County Geologic Report (GEO) No. 2021, submitted for this project (PP23289 & PM35923) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Geotechnical Investigation, 36215 Jana Lane, Wildomar Area, Riverside County, California", Project No. 12429.1, dated June 12, 2007. In addition, LOR prepared the following: "Response to County of Riverside Review Comments Prepared by Mr. David Jones, CEG, dated March 28, 2008 and Mr. Laith Namiq, PE, dated March 27, 2008", dated June 3, 2008. "Response to County of Riverside Review Comments Prepared by Mr. David Jones, CEG, dated June 20, 2008 and Mr. Laith Namiq, PE, dated June 20, 2008", dated June 25, 2008. These documents are herein incorporated as a part of GEO No. 2021. GEO No. 2021 concluded: 1.No active or potentially active faults are known to exist at the subject site. 2. The site does not lie within a current County of Riverside Fault Zone nor within a current State of California Earthquake Fault Zone. 3. The probability of ground surface rupture occurring at the site is considered nil. 4. The possibility of liquefaction at the site is considered nil. 5. No evidence of mass movement was observed on the site. GEO No. 2021 recommended: 1.All areas to be graded should be stripped of significant vegetation and other deleterious materials. 2. If the on-site well is to be abandoned, it should be done in accordance with current jurisdictional agency requirements. 3. All existing fill, topsoil, and the upper, loose alluvial materials should be removed from areas to receive engineered compacted fill and structural areas. 4. Cut and fill slopes should be constructed no steeper than two horizontal to one vertical. GEO No. 2021 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2021 is hereby accepted

for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.TRANS 001
GENERAL CONDITIONS

MAP - TS/EXEMPT

Status:
RECOMMND

Conditions:
Informational

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS 002
GENERAL CONDITIONS

MAP - DRAINAGE 1

Status:
RECOMMND

Conditions:
Informational

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS 003
GENERAL CONDITIONS

MAP - DRAINAGE 2

Status:
RECOMMND

Conditions:
Informational

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS 007
GENERAL CONDITIONS

**MAP - STD INTRO
3(ORD 460/461)**

Status:
RECOMMND

Conditions:
Informational

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

50.E HEALTH 002
PRIOR TO MAP RECORDATION

MAP - MONEY

Status:
RECOMMND

Conditions:
Informational

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH 004
PRIOR TO MAP RECORDATION

**MAP - ANNEX
FINALIZED**

Status:
RECOMMND

Conditions:
Informational

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

50.FIRE 001
PRIOR TO MAP RECORDATION

**MAP-#46-WATER
PLANS**

Status:
RECOMMND

Conditions:
Informational

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE 002
PRIOR TO MAP RECORDATION

**MAP-#53-ECS-WTR
PRIOR/COMBUS**

Status:
RECOMMND

Conditions:
Informational

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FLOOD RI 002
PRIOR TO MAP RECORDATION

MAP SUBMIT PLANS

Status:
RECOMMND

Conditions:
Informational

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI 009
PRIOR TO MAP RECORDATION

**MAP SUBMIT FINAL
WQMP**

Status:
RECOMMND

Conditions:
Informational

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI 010
PRIOR TO MAP RECORDATION

MAP- ADP FEES

Status:
RECOMMND

Conditions:
Informational

50.Planning 001
PRIOR TO MAP RECORDATION

The developer/owner shall submit CC&R's and appropriate review fee to cover review time to the City of Wildomar Planning Department for review and approval. Once reviewed and approved by the City, the CC&R's shall be recorded and shall not be amended without prior City approval.

MAP

50.TRANS 001
PRIOR TO MAP RECORDATION

MAP - IMP PLANS

Status:
RECOMMND

Conditions:
Informational

Improvement plans for the required 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 Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS 002
PRIOR TO MAP RECORDATION

MAP - SOILS 2

Status:
RECOMMND

Conditions:
Informational

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS 005
PRIOR TO MAP RECORDATION

**MAP - OFF-SITE
INFO**

Status:
RECOMMND

Conditions:
Informational

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS 006
PRIOR TO MAP RECORDATION

MAP - EASEMENT

Status:
RECOMMND

Conditions:
Informational

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS 011
PRIOR TO MAP RECORDATION

**MAP - STRIPING
PLAN**

**Status:
RECOMMND**

**Conditions:
Informational**

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS 015
PRIOR TO MAP RECORDATION

**MAP - STREET LIGHT
PLAN**

**Status:
RECOMMND**

**Conditions:
Informational**

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS 017
PRIOR TO MAP RECORDATION

**MAP - STREET
LIGHTS-L&LMD**

**Status:
RECOMMND**

**Conditions:
Informational**

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following: 1. Completed Transportation Department application 2. Appropriate fees for annexation. 3. (2) Sets of street lighting plans approved by Transportation Department. 4. "Streetlight Authorization" forms from SCE, IID or other electric provider.

50.TRANS 019
PRIOR TO MAP RECORDATION

MAP - R & B D

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone "A" of the Southwest Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

50.TRANS 020
PRIOR TO MAP RECORDATION

**MAP - ASSESSMENT
DIST 1**

**Status:
RECOMMND**

**Conditions:
Informational**

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS 021
PRIOR TO MAP RECORDATION

MAP - UTILITY PLAN

Status:
RECOMMND

Conditions:
Informational

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS 024
PRIOR TO MAP RECORDATION

**MAP - GRAFFITI
ABATEMENT**

Status:
RECOMMND

Conditions:
Informational

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS 029
PRIOR TO MAP RECORDATION

MAP - PART-WIDTH

Status:
RECOMMND

Conditions:
Informational

Jana Lane along project boundary is designated as an Industrial Collector and shall be improved with 46' part-width AC pavement, (28' on project side and 18' on opposite side) 6" concrete curb and gutter and 6' sidewalk adjacent to the curb line within a 69' part-width dedicated right-of-way (39' on project side and 30' on opposite side) in accordance with County Standard No. 111. NOTE; Proposed driveways shall be constructed per Standard No. 207A.

50.TRANS 030
PRIOR TO MAP RECORDATION

**MAP - OFF-SITE
ACCESS 2**

Status:
RECOMMND

Conditions:
Informational

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans. Said off-site access road shall be the northerly extension of Jana Lane to Clinton Keith Road, a paved County maintained road.

60.BS GRADE 001
PRIOR TO GRADING PRMT ISSUANCE

**MAP-
G2.4GEOTECH/SOILS
RPTS**

Status:
RECOMMND

Conditions:
Informational

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE 002	MAP-G2.7DRNAGE	Status:	Conditions:
PRIOR TO GRADING PRMT ISSUANCE	DESIGN Q100	RECOMMND	Informational

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows. Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE 003	MAP-G2.14OFFSITE	Status:	Conditions:
PRIOR TO GRADING PRMT ISSUANCE	GDG ONUS	RECOMMND	Informational

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE 004	MAP-G1.4	Status:	Conditions:
PRIOR TO GRADING PRMT ISSUANCE	NPDES/SWPPP	RECOMMND	Informational

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE 005	MAP	Status:	Conditions:
PRIOR TO GRADING PRMT ISSUANCE	IMPORT/EXPORT	RECOMMND	Informational

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and

Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE 006
PRIOR TO GRADING PRMT ISSUANCE

**MAP- NO PRECISE
GRADING**

**Status:
RECOMMND**

**Conditions:
Informational**

A precise grading permit will not be issued, by the Building and Safety Department, for any parcel(s) of this subdivision - unless an appropriate Land Use Permit has also been issued and approved by the Planning Department, for that same parcel(s).

60.EPD 001
PRIOR TO GRADING PRMT ISSUANCE

**EPD - 30 DAY
BURROWING OWL
SUR**

**Status:
RECOMMND**

**Conditions:
Informational**

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

60.FLOOD RI 002
PRIOR TO GRADING PRMT ISSUANCE

MAP SUBMIT PLANS

**Status:
RECOMMND**

**Conditions:
Informational**

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI 003
PRIOR TO GRADING PRMT ISSUANCE

**MAP EROS CNTRL
AFTER RGH GRAD**

**Status:
RECOMMND**

**Conditions:
Informational**

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI 008
PRIOR TO GRADING PRMT ISSUANCE

MAP SUBMIT FINAL
WQMP

Status:
RECOMMND

Conditions:
Informational

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI 009
PRIOR TO GRADING PRMT ISSUANCE

MAP- ADP FEES

Status:
RECOMMND

Conditions:
Informational

Parcel Map No. 35923 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.PLANNING 001
PRIOR TO GRADING PRMT ISSUANCE

MAP*- NATIVE AM.
MONITORING

Status:
RECOMMND

Conditions:
Informational

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in coordination with the project archaeologist.

60.PLANNING 002
PRIOR TO GRADING PRMT ISSUANCE

MAP -
ARCHAEOLOGIST
RETAINED

Status:
RECOMMND

Conditions:
Informational

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for monitoring and mitigation services. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation, including the NAME, ADDRESS and

TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING 003
PRIOR TO GRADING PRMT ISSUANCE

**MAP*- CULTURAL
RES. DISP. AG.**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition, upon submittal of the Phase IV Archaeological Monitoring report to the County Archaeologist.

60.PLANNING 004
PRIOR TO GRADING PRMT ISSUANCE

**MAP -
PALEONTOLOGIST
REQUIRED**

**Status:
RECOMMND**

**Conditions:
Informational**

Because the subject parcel is designated as HIGH A for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for monitoring and mitigation services. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

80.BS GRADE 001
PRIOR TO BLDG PRMT ISSUANCE

**MAP-G3.1NO B/PMT
W/O G/PMT**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

80.FLOOD RI 002
PRIOR TO BLDG PRMT ISSUANCE

MAP SUBMIT PLANS

Status:
RECOMMND

Conditions:
Informational

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI 004
PRIOR TO BLDG PRMT ISSUANCE

**MAP SUBMIT FINAL
WQMP**

Status:
RECOMMND

Conditions:
Informational

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI 005
PRIOR TO BLDG PRMT ISSUANCE

MAP- ADP FEES

Status:
RECOMMND

Conditions:
Informational

Parcel Map No. 35923 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

90.FLOOD RI 002
PRIOR TO BLDG FINAL INSPECTION

**MAP BMP -
EDUCATION**

Status:
RECOMMND

Conditions:
Informational

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI 003
PRIOR TO BLDG FINAL INSPECTION

**MAP IMPLEMENT
WQMP**

Status:
RECOMMND

Conditions:
Informational

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP

and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI 004
PRIOR TO BLDG FINAL INSPECTION

**MAP FACILITY
COMPLETION**

**Status:
RECOMMND**

**Conditions:
Informational**

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI 005
PRIOR TO BLDG FINAL INSPECTION

**MAP BMP
MAINTENANCE &
INSPECT**

**Status:
RECOMMND**

**Conditions:
Informational**

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.PLANNING 001
PRIOR TO BLDG FINAL INSPECTION

**MAP - ARCHO
MONITORING
REPORT**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING 002
PRIOR TO BLDG FINAL INSPECTION

**MAP - PALEO
MONITORING
REPORT**

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Paleontology Monitoring report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

Effective: 8/25/2008 12:29

CITY OF WILDOMAR – COUNCIL
Agenda Item 5
DISCUSSION/ACTION ITEM
Meeting Date: September 10, 2008

TO: Mayor Cashman, Members of the City Council

FROM: Gary Wayne, Development Services

SUBJECT: Change of Zone No. 07630 (CZ07630), Plot Plan No. 23289 (PP 23289) and Tentative Parcel Map No. 35923 (PM35923) and Environmental Assessment No. 41742

STAFF REPORT

RECOMMENDATION:

Approve project and direct staff to prepare appropriate resolutions and ordinance for the September 24, 2008 agenda.

BACKGROUND:

Change of Zone No. 07630 (CZ07630), Plot Plan No. 23289 (PP 23289) and Tentative Parcel Map No. 35923 (PM35923) were submitted to the County of Riverside on February 5, 2008. The Project is located West of Jana Lane, approximately 650 feet south of the intersection of Jana Lane and Clinton Keith Road and the specific Project components are listed below:

- CZ07630: The General Plan Land Use Map identifies the project site as Business Park (BP) (0.25-0.60 FAR) CZ 07630 proposes to change the current zoning R-R (Rural Residential) to Manufacturing-Service Commercial (M-SC) to be consistent with the General Plan Land Use Designation.
- PP23289: The construction and operation of 99,208 square foot personal storage facility on a 4.56 acre site. The project consists of a 90-unit recreational vehicle/self storage facility located within five buildings.
- PM35923: A one (1) parcel subdivision of 4.56 acres which will allow for individual ownership of the personal warehouse spaces and also allow for common areas which will be maintained by a management entity for the site.

Meeting Date: September 10, 2008

The Project was reviewed by the County of Riverside and was cleared by all of the Departments in June/July, 2008. Conditions of Approval were developed by the County Departments and have since been refined by City Staff.

According to the County Staff, the Project was originally going to be heard by the County Planning Commission; however, the Project was not scheduled for the Planning Commission, as the Change of Zone would have required action by the Board of Supervisors and this action could not take place before July 1, 2008. As of July 1, 2008 the City of Wildomar assumed jurisdiction over the Project.

DISCUSSION:

Wildomar staff has reviewed the project for consistency with City codes and policies, good design standards, standard planning practices and the California Environmental Quality Act (CEQA), including City CEQA Guidelines.

In early 2008, Riverside County General Plan Amendment 0884 changed the land use designation for the project site from Light Industrial (LI) to Business Park (BP). The existing zoning of Rural Residential (R-R) is "generally inconsistent" to implement either land use designation. The M-SC zone is considered "highly consistent" to implement the LI designation and "conditionally consistent" for implementing the BP designation. The Industrial-Park (I-P) zone would provide a "highly consistent" implementing zone for the BP designation, however, the relatively small size of the property (4.56 acres), its location adjacent to other M-SC zoning with a similar storage use, adequate buffers, overall non-intrusive nature of the use and the scattered ownership in the area would indicate that the M-SC zoning proposed is acceptable to implement the BP designation.

The Plot Plan was reviewed for general design, access, and internal circulation, compatibility with the surrounding area and uses and for the required plot plan contained in the Wildomar Zoning Code. The site is currently vacant and covered with ruderal vegetation. Access will be provided by two driveways off Jana Lane at the north and south ends of the project, thus providing for adequate separation, as well as, adequate ingress and egress.

The proposed project will consist of five structures four of which will be located along the four property lines of the rectangular parcel and which surround the fifth structure located in the middle of the parcel. The five structures total 98,531 sq. ft. of personal recreational vehicle storage, divided into 90 condominium units ranging in size from approximately 1,000 sq. ft. to 1,700 sq. ft. There will not be an on-site sales office and management of the property will be provided by an off-site property management company under the direction of an Owners Association.

Meeting Date: September 10, 2008

Internal circulation will be via a 50 foot wide drive that provides access to all of the units. Two on-site parking spaces will be provided near the restrooms

(each unit is essentially a garage). The project also includes an on-site wash bay and dump station that are designed to meet discharge requirements. The RV wash and dump station consists of a concrete pad 15 feet wide and 50 feet long. The dump station will drain by gravitational flow to the sewer connection at Jana Lane. The wash station consists only of a hose bib which will allow users to wash their vehicles and/or purge portable water holding tanks. No professional cleaning equipment or chemicals will be available at the site.

The project has been designed to provide architectural detail, both horizontal and vertical, to the surrounding properties. There will be both flat and gabled two-story features as well as decorative columns, split rail fences, decorative doors and windows and a mix of wood panel and stucco exterior siding. All of the garage or unit doors are internal to the project.

Landscaped setback areas will be provided along Jana Lane and on the southern property water retention area that also provides a buffer to future residential uses to the south. All trees, shrubs, vines and ground cover will be "low" water use varieties (xeriscape).

The project meets all of the Wildomar General Plan and code requirements and is consistent with applicable State Laws. The project has also been designed to provide all of the necessary improvement, both public and private, to protect the health, safety and general welfare of Wildomar residents. The Plot Plan is conditioned to prohibit the sale of any of the units until Parcel Map PM35923 has been approved, finalized and recorded and is therefore consistent with the City's subdivision ordinance and the required Plot Plan finding for "for sale units".

ENVIRONMENTAL ASSESSMENT:

An Environmental Assessment (EA) (for CEQA compliance) was prepared for the Project and reviewed by City Staff. Based on the EA (AKA Initial Study), staff determined that the proposed project, as conditioned, could not have a significant effect on the environment and that a Negative Declaration would be prepared. This EA, along with a Notice of Intent to Adopt a Negative Declaration were circulated for a twenty day review period (August 2, 2008 through August 21, 2008). No comments were received during this review period. With the implementation of standard conditions of approval, all impacts are reduced to a less than significant level and therefore, Staff is recommending the City Council adopt a Negative Declaration for the Project.

The applicant has worked closely with City Staff to ensure that all issues pertaining to the Project have been addressed.

Meeting Date: September 10, 2008

FISCAL IMPACTS:

- Development of this site is projected to garner a total of \$181,133.00 in mitigation fees. An additional \$46,000 in local school fees, \$62,000 in Development Impact Fees (DIF), and \$55,000 in Transportation Uniform Mitigation Fees (TUMF).
- The original assessed value of the property was \$513,000 resulting in annual property tax revenues of approximately \$5,200. Upon completion of construction and sale of the units, property tax revenues are projected to increase to approximately \$128,500, an increase of over 2,300%.
- This project, compared with alternate uses allowed in the M-SC Zone, minimizes required services, including fire, police, and schools.

ALTERNATIVES:

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

Submitted by:

Approved by:

Gary E. Wayne
Development Services

John Danielson
Interim City Manager

**CITY OF WILDOMAR-CITY COUNCIL
Agenda Item
Discussion/Action Item 9
Meeting Date: September 24, 2008**

TO: Mayor and City Council

**FROM: Terry L. Fitzwater, Assistant City Manager/Director of
Administrative Services**

SUBJECT: Police Services

AGENDA TITLE: Contract for Police Services

RECOMMENDATION:

Staff recommends the City Council of the City of Wildomar adopt the attached Agreement for Law Enforcement Services between the City of Wildomar and the County of Riverside.

BACKGROUND INFORMATION:

The City of Wildomar, with its July 1, 2008 incorporation will require police services for an indeterminate amount of time. The City's services have historically been provided by the Sheriff's Department of the County of Riverside. This agreement continues that relationship.

DISCUSSION:

The County agrees, through the Sheriff, to provide municipal police protection within the corporate limits of The City of Wildomar to the extent and in the manner set forth in the agreement. The services shall encompass duties and functions of the type falling under the jurisdiction of and customarily rendered by a police department of the City under State statutes. Such services shall include the enforcement of State statutes and City codes and ordinances. Services shall also include traffic enforcement and related services to the extent possible given the size of the force provided for in the agreement. County agrees to provide all investigative support necessary to complete criminal investigations, and to provide access to the Records Management System (RMS) and the California Law Enforcement Telecommunications System (CLETS), within the rules and regulations as established by the California State Department of Justice.

The current Station Commander of the Lake Elsinore Station will act as the Chief of Police. Should that position be vacated, the Sheriff will, to the extent practical, coordinate the appointment of a Chief of Police and consult with the City on the final selection process.

The average patrol service will include 87 supported hours per day approximately equivalent to 16.8 Deputy Sheriff positions at 1780 annual productive hours per position.

The contract will run through June 30, 2011. However, either party may terminate the Agreement as of the beginning of the first of July of any year upon notice in writing to the other party of not less than twelve (12) months prior thereto. This contract may be amended at any time upon the consent of both parties.

The contract has been reviewed by the City Attorney and PARSAC.

FISCAL IMPACT:

The current impact of this contract is \$4.03 million. This number is subject to change annually thereafter in consultation with the City of Wildomar and the Sheriff's Department.

ATTACHMENTS:

(1) Agreement for Law Enforcement Services between the City of Wildomar and the County of Riverside

Submitted by:



Terry Fitzwater
Assistant City Manager/
Director of Administrative Services

Approved by:



John Danielson
City Manager

Approved As To Form:



Julie Hayward Biggs
City Attorney