



CITY OF WILDOMAR

## PLANNING COMMISSION

Commission Members:

Chairman Robert Devine · Vice-Chairman Harv Dykstra  
Gary Andre · Ben Benoit · Michael Kazmier

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REGULAR MEETING

**WEDNESDAY, OCTOBER 6, 2010 AT 7:00 P.M.**

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

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

### AGENDA

#### **1.0 CALL TO ORDER**

1.1 ROLL CALL

1.2 PLEDGE OF ALLEGIANCE

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

#### **3.0 CONSENT ITEMS:**

3.1 APRIL 21, 2010 REGULAR MEETING MINUTES

3.2 MAY 5, 2010 REGULAR MEETING MINUTES

3.3 JULY 21, 2010 REGULAR MEETING MINUTES

3.4 AUGUST 4, 2010 REGULAR MEETING MINUTES

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

None.

**5.0 PUBLIC HEARING ITEMS:**

5.1 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31479

RECOMMENDATION: Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING AN EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31479 LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD AND KNOWN AS ASSESSOR'S PARCEL NOS. 362-240-020, 362-240-023, 362-240-029, 320-240-031, AND 362-340-032 (PROJECT NO 10-0093)

5.2 ZONING CODE AMENDMENT 10-06 – CONDITIONAL USE PERMITS - DURATION OF APPROVAL

RECOMMENDATION: Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AUTHORIZING ADDITIONAL EXTENSIONS OF TIME FOR CONDITIONAL USE PERMITS" (ZONING CODE AMENDMENT 10-06)

**6.0 GENERAL BUSINESS ITEMS:**

6.1 PROJECT CONCEPT PRESENTATION – SUNSET RIDGE. A pre-project presentation concerning a project site is 800 acres south and southeast of The Farm.

RECOMMENDATION: Provide comments and concerns on the conceptual project, as well as general comments on development in and around the area.

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

7.1 SEPTEMBER 2010 DIRECTOR HEARING SUMMARY

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

**9.0 ADJOURNMENT.** The next scheduled Regular Meeting of the City of Wildomar Planning Commission is November 3, 2010 at 7:00 P.M.

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

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

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

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

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

**POSTING STATEMENT:** On July 15, 2009, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail Blvd.

**CITY OF WILDOMAR  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 21, 2010**

**1.0 CALL TO ORDER**

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

**1.1 ROLL CALL OF PLANNING COMMISSION**

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

Absent: Gary Andre, Commissioner

Staff Present: David Hogan, Planning Director  
Thomas Jex, Assistant City Attorney  
Alfredo Garcia, Planner

**1.2 PLEDGE OF ALLEGIANCE:**

Chairman Devine led the flag salute.

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

Kristan Lloyd spoke on local control and to have more community input into the General Plan.

**3.0 CONSENT ITEMS:**

**3.1 MARCH 17, 2010 REGULAR MEETING MINUTES**

Vice-Chairman Nowak moved to approve the Minutes of March 17, 2010. Motion carried, the following vote resulted:

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

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

None.

**5.0 PUBLIC HEARING ITEMS:**

**5.1 ZONING CODE AMENDMENT 10-04- PLANNING COMMISSION CODE CLEANUP AND PLANNING COMMISSION BYLAWS.**

Director David Hogan made the staff presentation.

Chairman Devine repeated Director Hogan's code amendment for better understanding and clarification.

Director Hogan confirmed Chairman Devine's statement.

Vice Chairman Nowak adds, only if all members are gone, then the active council for that specific member would act as chair until an appointed member can be seated.

Assistant City Attorney Jex commented that any procedure the city would like to establish they can do so.

Vice Chairman Nowak asked, what would the likeliness of a situation such as the termination of all Commissioners were to happen?

Assistant City Attorney Jex answered that if City Council would wish to reappoint new Commissioners they could very well do so.

Chairman Devine stated this will be the Council's call and that the Council will act accordingly so this does not have to be in the Bylaws.

Commissioner Dykstra comments under meeting decorum and order, he saying there is literature on guidance behavior of the public but there is no information on the behavior of the commission under page 21 section 10 of the agenda.

Director Hogan commented, under section B it states: staff and Commission shall show courtesy between themselves and the general public at all times.

Vice Chairman Nowak replied the Commission had a town hall meeting going over conduct when becoming a Commissioner. The felt this had already been discussed.

Director Hogan stated there have been a number of influences in creating these Bylaws , but he did not feel the need to get into specifics. He went on by asking the

Commissioners what additional guidance would they like to see as far as standards of behavior, medium decorum, attitude etc.

Commissioner Dykstra felt that is something the Planning Director and City Attorney should work together on and come up with some guidance for what is proper for a Commissioner.

Director Hogan replied that is not as easy at it sounds. He continued that it would be helpful if staff could get a generalized answer to help.

Commission Dykstra answered there should be something written that offers guidance on public and newspaper interaction. He further added some Commissioners have a tendency to address issues from the agenda with the public before and after meetings. Therefore, something needs to be written. The public can say what ever they want to say but a Planning Commissioner is different and would like to see what legal standing it might have.

Chairman Devine repeated Commissioner Dykstra's statement in order to clarify the information for himself.

Assistant City Attorney Jex commented we can separate this process and can come back with rules of conduct at a later time. Bylaws in the past don't go so much into detail, as to what the Commissioners want but if they feel it's important we can add them at a later time. He stated some communities have adopted strict policies on the conduct for council and Planning Commission members out and inside the City related discussions.

Vice Chairman Nowak added if this could be handled during the initial training sessions of the Code of Conduct portion. Can there be specific areas added in that training cycle?

Commissioner Dykstra added if it's not in the Bylaws then what authority do they have.

Chairman Devine commented there's no enforcement of the Bylaws.

Vice Chairman Nowak said it's not the Commission's responsibility to enforce the Bylaws. The Commission is acting as appointees to the Council. Perhaps the Council should state the bylaws for their Commissioners.

Chairman Devine said if a Commissioner acts beyond his/hers authority, then there may be grounds for removal. That should be addresses in the Bylaws.

Director Hogan proposed a supplemental recommendation to the Council to request that the Council direct staff to work with the City Attorney in creating supplemental guidelines on the behavior of Commissioners in the setting outside official meetings.

All Commissioners concurred.

Chairman Devine opened open's the public hearing

George Taylor requested a clarification as to why the Bylaws are part of the Zoning Code and not an administrative code and where the Commissions compensation is addressed. He compared what the board of director Bylaws states with the proposed Bylaws and thanks the Director for having answered his question with his presentation.

Director Hogan first apologized for any confusion and responded that the Bylaws will not be part of the zoning ordinance, and the Bylaws will be a separate free standing document that will be adopted by a resolution by the City Council. They were brought up because they are intertwined but they will no be part of the bylaws.

Director Hogan commented on compensation for the Commission by referring to the actual code section 17.04.048 which states: the City Council may establish by resolution the compensation pay for members of the Commission and it is authorized by the code and implemented by a resolution.

Gina Castanon expressed her confusion by the Bylaws layout. In addition, she feels the City should update the public on a daily basis with new information on City issues. Also, commented on the basis for Commissioner removal, she would recommend a super majority since she feels that it is unfair to try and control the actions of Commissioners by limiting them to share information with the community.

Director Hogan asked the Commission to add the additional text on Section 3 Removal from Office, Sub paragraph B. "An unexcused absence shall be defined as a failure to attend a regular meeting without providing prior notice to the Commission Chairman or Planning Director". Since this is a last minute modification, he asked the Commission to include that in the motion.

Chairman Devine mentioned the Commission should meet at least once a month.

Vice Chairman Nowak stated that the Commission met once a month we stay as a group.

Commissioner Dykstra agrees with the Commissioners comments.

Director Hogan says if that is the Commissioner's opinion he will bring it before the Council.

Vice Chairman Nowak mentioned when it gets busy it will keep staff constantly trained in preparing meetings with their daily tasks.

Director Hogan clarified that it is commissioner's recommendation to delete Section five of the ordinance. The current ordinance has the Commissioners meeting once a month and to keep it the way it is then Section five of the ordinance on page twelve will be deleted as part of the recommendation.

Chairman Devine recommended keeping as is.

Commissioners Dykstra asked Director Hogan, to request that the City Council provide further guidance on the decorum of the Planning Commissions.

Director Hogan responded he will include this as a supplemental recommendation to the Council.

Chairman Devine summarized agenda item number five.

Director Hogan restated if the Planning Commission would motion to approve resolution with the two amendments to the ordinance and would like to add the supplemental recommendation to the Council he will add it to the staff report for Council.

Motion: The approval of resolution with the two amendments to the ordinance and added supplemental recommendation to council.

AYES: Nowak, Kazmier, Dykstra, Devine

NOES:

ABSENT: Andre

ABSTAIN:

## **6.0 GENERAL BUSINESS ITEMS:**

### **6.1 ZONING CODE AMENDMENT 10-04 – RURAL RESIDENTIAL, LIST OF PERMITTED USES.**

Director David Hogan made the presentation.

Assistant City Attorney Jex mentioned quickly that this item is a work study and there will be no action taken.

Director Hogan indicated zoning is the regulation of private land use to implement the General Plan. There are two components; the first is the official zoning map; which designates a zone on a piece of property. The other is actual text of the ordinance that

translates the zone designation and explains what can be done. Tonight there will only be a discussion on the text portion. This will be a large enough issue were a lot of input may be done by the Commissioners and the public, which will lead to several meetings.

Chairman Devine commented there should be a workshop with the Council and some members of the public.

Director Hogan responded Riverside County has not done a major revision to their zoning code since they adopted their General Plan and that this is a separate issue. At this point staff has not received any direction from the City Council to do any amendments to the General Plan. He continued by asking the Commission if he could proceed with his presentation and would discuss further questions that the Commission may have afterwards.

Director Hogan explained this all originated on December 2, 2010 when the Planning Commission recommended that the City Council consider a moratorium on self- and recreational vehicle storage facilities. On January 13, 2010, the City Council approved a temporary moratorium for a 45 day period. On February 24, 2010 the City Council extended the self storage and recreational vehicle storage moratorium to 2011 and accepted the Alleviation Report, which is the plan of action the City proposes to take to address the issue that caused the moratorium to take effect.

Director Hogan explained historically the Rural Residential Zone was used by Riverside County to provide basic zoning standards for diverse and remote rural areas within the County. Wildomar may have changed since the area was first zoned R-R Zone, consequently the zone may no longer be totally appropriate in all areas.

Chairman Devine, stated much of the uses permitted in Rural Residential area no longer reflect the needs of the community.

Director Hogan agreed and advised the commission to consider the following questions when discussing this item:

- Does the existing Rural Residential Zone meet the needs of the community and does it implement the General Plan?
- If it does, what should stay the same?
- If not, how should it be different?

Director Hogan went on to request that the Commissioners make notes and references for staff. He also added staff is requesting that the Planning Commission provide direction on the following subjects:

- Does the Commission want to use a Land Use Matrix in the Zoning Ordinance?
- Are there any changes the Commission would like to see in the future Land Use Matrix (list uses, etc.)?
- What land uses are appropriate for the R-R Zone?

Director Hogan commented based upon the direction provided by the Planning Commission, staff will bring an amendment to the Zoning Ordinance at a future Commission public hearing for a recommendation to the City Council.

Director Hogan added he would like to open up the item to public comment after Commission is done with their input.

Commissioner Dykstra, questioned a square placed on the matrix

Director Hogan responded it is a starting point to facilitate the Commission's discussion of the R-R zone.

Commissioners Dykstra further clarified his previous question and added another by saying when county adopted the RCIP they mentioned they were going to do a conformance zoning within 2 years and the impact for that conformance zoning was to wipe out the R-R zone and replace with the General Plan designation. Commissioner Dykstra asked, should the City not do any conformance zoning and live with the R-R zone for a much longer period of time.

Director Hogan replied that this is the start of the process of conformance zoning.

Commissioner Dykstra commented that he has mixed feelings on the subject and mentioned that other cities have done conformance zoning and don't have R-R Zoning. Another point he shared is his preference for the current R-R zone character of the City and the keeping of small businesses.

Director Hogan explained we are at a very preliminary stage and proposed an alternative option. That option being we can change the ultimate zone to a Ranch Community Residential and modify the General Plan map to keep the RR residential area and create a new Ranch Community Residential Zone.

Chairman Devine agreed with the idea since there are people in the area that have a ranch living style.

Vice-Chairman Nowak clarified the Commission is at a preliminary stage and summarizes Director Hogan's presentation.

Chairman Devine said he has difficulty understanding since he doesn't have a map in front him and feels that a map would aid him in structuring the language and be able to identify sections.

Vice-Chairman Nowak felt the Planning Commission is getting to far ahead and needs to modify the language and look at the present permitted uses and modify them to fit the land use. Once that portion has been established, the Planning Commission can later go to the map and modify it to match the new zone requirements.

Director Hogan expressed his understanding and understood the direction the commission wants to go with the item.

Chairman Devine referred back to matrix and said if the table came with a map and the other land use designation of R-1, R-2 and R-3 zones. It would better help him know what belongs were. He needs some thing to categorize with.

Director Hogan understood the Chairman's comment and responded with Vice-Chairman Nowak's explanation of the item and that the Planning Commission should look at the concept of the item at hand.

Vice chairman Nowak's added we should look at the concept without fixed labels such as R-1, R-2 and R-3 and see what fits in commercial and what fits in residential ranch. Once that is established, the Planning Commission should look at smaller groups and designate land uses for them.

Director Hogan responded by suggesting the Planning Commission look at the concept of the uses first before they go further along. He read a portion of the General Plan defining Ranch Community Residential as a Residential Community that promotes agriculture and supports equestrian use and asked the Commission to keep that in mind when trying to designate certain uses with the land use.

Chairman Devine responded that, it makes sense because the Director has categorized and went down a list of permissible uses within a section. He said to give him the same synopsis for all uses and residential designations and then he can place what uses would go with what land use designation.

Director Hogan commented he had not planned for the Commission to take on all the zones at one time. Unfortunately, there are not enough staff resources to do all of the zones. Therefore, he suggests the Commission start with the R-R zone.

Chairman Devine answers, we will then start with one category and move to the next.

Director Hogan agreed.

Commissioner Dykstra asked why on the matrix there are different uses permitted but others that are conditionally permitted and wanted to know where the differences between the allowances are drawn.

Director Hogan responded he took them from the County section 17.16 and indicated we are translating what is currently the R-R to make a transitional RR zone and creating a living Ranch Community.

Commissioner Dykstra asked what is going to be the procedure of small businesses that had been grandfathered in by the County.

Director Hogan explained if the establishment had been placed legally it will become a legal nonconforming use and it can stay.

Chairman Devine mentioned as the economy gets better it will help dictate and shape the land uses.

Chairman Devine opened the public hearing.

George W. Taylor urged the Commission to take into consideration the envisioning and the Wildomar Round Table discussions. He understands the zone is unorganized and now as a City we need to organize ourselves.

Gina Castanon expressed concerns with the decisions being discussed today. She feels the changes being proposed may affect people's incomes. Therefore, this discussion should have reached all citizens instead of just having public notices.

Dana Martin commented that he sees Wildomar as a growing community and sees the growth of our small businesses important because it's what carries the City. He feels the matrix is a good starting point to understand the land uses.

Diane Omalley has lived in the community all her life and has seen the surrounding cities evolve to what they are now. She sees Wildomar as libertarian, as the freedom to do what ever you want and build a business from scratch.

Vice-Chairman Nowak stated he would like to take this information to the Council and see what guidance they may give the Commission.

Commissioner Dykstra commented he is surprised at the public input and never realized how in tuned they were with the City. He feels Wildomar should not impose on new development but at the same time protect its small businesses.

Chairman Devine appreciated the comments from the public. He mentioned today's meeting is not a decision making meeting the Commission will get further public comment, and continue to get additional information from staff.

Director Hogan commented that this item can be moved for much later time.

Chairman Devine responded to move this item to a much later time considering there are several large projects for the next meeting.

Assistant City attorney Jex mentioned a defined time frame can be determined at much later time since today's meeting was just an introduction.

Director Hogan agreed with having to wait and hopes this time period will give the Commission time to understand the information. Staff will also work of further noticing the public.

**7.0 ADMINISTRATIVE HEARINGS REPORT:**

None

**8.0 PLANNING DIRECTOR'S REPORT:**

Alfredo Garcia has now joined the Wildomar Planning Department.

**9.0 PLANNING COMMISSION COMMENTS:**

Commissioner Scott Nowak commented he will be resigning from his position as Commissioner to the City of Wildomar due to personal reasons. The Planning Commission thanked Mr. Nowak for his time of service.

**10.0 ADJOURNMENT:**

The March 21, 2010 regular meeting of the Wildomar Planning Commission adjourned at 9:45 P.M.

Respectfully submitted:

David Hogan  
Commission Secretary

**CITY OF WILDOMAR  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 5, 2010**

**1.0 CALL TO ORDER**

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

**1.1 ROLL CALL OF PLANNING COMMISSION**

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

Absent:

Staff Present: David Hogan, Planning Director  
                 Erica Ball, Assistant City Attorney  
                 Jon Crawford, Supervising Engineer  
                 Alia Kanani, Planner  
                 Alfredo Garcia, Planner

**1.2 PLEDGE OF ALLEGIANCE:**

Commissioner Andre led the flag salute.

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

None.

**3.0 CONSENT ITEMS:**

**3.1 April 21, 2010 REGULAR MEETING MINUTES**

April 21, 2010 Minutes were not submitted and will be voted on next Commission meeting on June 2, 2010. No motion carried.

AYES:

NOES:

ABSENT:

ABSTAIN:

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

**4.1 TENTATIVE TRACT MAP 31895, ZONE CHANGE NO. 6936 AND GENERAL PLAN NO. 801 (08-0164)**

Applicant:	Markham Development Management Group
Location:	Southeast of Huckaby Lane and northeast of Rancho Mirlo Road (APN: 380-160-016, 380-160-019 & 380-160-020).
Proposals:	The project proposes to subdivide a 30 acre site into a 51 lot subdivision and change the zoning from Rural Residential (R-R) to a combination of One-Family Residential (R-1), Open Area Combining Zone Residential Developments (R-5) and Water Course, Watershed & Conservation Area (W-1). This project also proposes to amend the General Plan Land Use designation of the site from Very Low Density Residential to Low Density Residential.
Environmental Action:	Recommendation to continue the project 08-0164 off calendar pending on an Environmental Impact Report.

Chairman Devine asked Director Hogan why staff prepared a presentation for a project which is pending an Environmental Impact Report (EIR).

Director Hogan responded staff wanted to provide an overview of the project for Commissioners that have been absent and that had asked staff for additional information. As well as, to allow for additional public input.

Chairman Devine did not see the need to have a presentation since the project is pending an EIR.

Commissioner Andre agreed.

Director Hogan responded if the Commission would like to continue to public hearing with a staff presentation staff would be fine with that decision.

Commissioners concurred with Chairman Devine's previous comment of postponing the presentation for a later time until the EIR is final and opened the public hearing.

The applicant Larry Markham concurred with the continuing off calendar pending the EIR.

Chairman Devine requested a motion to continue the public hearing to a later time.

MOTION: Commissioner Andre motioned to continue the public hearing to a later time until the EIR is complete. The motion was seconded by Chairman Devine. Motion carried, the following vote resulted:

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

**5.0 PUBLIC HEARING ITEMS:**

**5.1 PROJECT 10-0092 CANYON VILLAGE D.R. HORTON – PLOT PLAN 10-0092**

Applicant: D.R. Horton  
Location: Clovis Way Dorof Court and Coral Wood Court north of Canyon Dr. (APN: 367-490-001, 367-490-024, 367-491-007, 367-491-012, 367-491-017 and 367-491-018).  
Proposals: The proposed project includes revised floor plans and elevations for 32 homes to be constructed in Canyon Village Tract (TR 31345) located on Dorof Court, Clovis Way and Coral Wood Court north of Canyon Drive in the City of Wildomar, County of Riverside, California.  
Environmental Action: Approval of Plot Plan 10-0092 subject to the conditions of approval contained in the staff report.

Planner Alia Kanani made the Staff report.

Vice-Chairman Dykstra asked Planner Kanani what the status of the street improvements at the project site.

Assistant City Engineer Jon Crawford answered the previous developer of the site caped the majority of the streets.

Commissioner Andre asked if D.R. Horton will follow the Conditions of Approval implemented by Riverside County.

Director Hogan confirmed the new developer will follow the same Conditions of Approval from the County and the new supplemental conditions from the City.

Chairman Devine opened the public hearing.

Daniel Boyd thanked staff for a presentation well done and supports staff's recommendations.

Commissioner Kazmier asked if all homes would be developed at one time.

Mr. Boyd answered the project will be constructed in phases.

Chairman Devine referred back to the question of street improvements and asked if the street improvements also include the streets surrounding the project area.

Mr. Boyd answered they will be required to improve all streets after they are done with the development.

Commissioner Andre commented about the proposed park in the detention basin.

Daniel Boyd answered they will be cleaning the area and constructing the park when the scheduled phase arises.

Chairman Devine asked if the Homeowners Association will be responsible for the maintenance of the park.

Daniel Boyd affirmed

Commissioner Andre commented on a possible inconsistency of Spanish style architecture between the homes that currently exist in the tract and the ones being proposed by D.R. Horton.

D.R. Horton's Architect Gary Cunningham answered there are many different styles of Spanish architecture and he wanted to introduce a new design style.

Commissioner Andre expressed concerns between the old and new portions of the tract.

Mr. Cunningham answered the transition will be noticeable given the replacement of the Cottage style home with D.R. Horton's Tuscan home. However, they are willing to work with staff to make modifications to the Spanish home.

Commissioner Andre commented on the graffiti of the area and expressed the idea of placing vines along the block walls.

Director Hogan replied the City's Landscape Architect is currently looking at the submitted landscape plans.

Chairman Devine requested a motion to approve Plot Plan 10-0092 subject to Conditions of Approval.

MOTION: Vice-Chairman Dykstra motioned to approve Plot Plan 10-0092 subject to the Conditions of Approval. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Andre, Kazmier.

NOES:

ABSENT:

ABSTAIN:

#### **6.0 GENERAL BUSINESS ITEMS:**

6.1 Commissioner Dykstra was selected Vice Chairman.

#### **7.0 ADMINISTRATIVE HEARINGS REPORT:**

7.1 A Directors Hearing was held on April 28, 2010 for an accessory building over 400 square feet that was placed without permits. The applicant was subject to submittal requirements and the project was approved.

#### **8.0 PLANNING DIRECTOR'S REPORT:**

8.1 Director Hogan indicated the reappointment date for the Commission chair is May 26, 2010 and the swearing in of the new commissioner scheduled for June 2, 2010. In addition, he commented that staff has taken to Council the recommendations made by the Commission regarding The R-R Code Clean up and the Planning Commission Bylaws. Mr. Hogan also indicated staff is in the process of acquiring Design Guidelines from neighboring cities to establish the Cities own Guideline criteria.

#### **9.0 PLANNING COMMISSION COMMENTS:**

9.1 No comments.

#### **10.0 ADJOURNMENT:**

The June 2, 2010 regular meeting of the Wildomar Planning Commission adjourned at 7:55 P.M.

Respectfully submitted:  
David Hogan  
Commission Secretary

**CITY OF WILDOMAR  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 21, 2010**

**1.0 CALL TO ORDER**

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

**1.1 ROLL CALL OF PLANNING COMMISSION**

Present: Harv Dykstra, Vice-Chairman  
Gary Andre, Commissioner  
Ben Benoit, Commissioner  
Michael Kazmier, Commissioner

Absent: Robert Devine, Chairman

Staff Present: David Hogan, Planning Director  
Thomas D. Jex, Assistant City Attorney  
Jon Crawford, Supervising Engineer  
Alfredo Garcia, Planner

**1.2 PLEDGE OF ALLEGIANCE:**

Commissioner Kazmier led the flag salute.

**1.3 APPROVAL OF THE AGENDA:**

Planning Director Dave Hogan asked the Planning Commission to request shift Items 6.1 and 6.2 ahead of the scheduled public hearing.

Assistant City attorney Thomas Jex commented to Vice Chairman Dykstra to motion for the reordering of the agenda.

Motion: Commissioner Benoit motioned to reorder the July 21, 2010 Planning Commission agenda to consider 6.1 and 6.2 ahead of 5.1. Motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES: Dykstra, Andre, Benoit, Kazmier  
NOES: -  
ABSENT: Devine  
ABSTAIN: -

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

None.

**3.0 CONSENT ITEMS:**

None.

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

None

**6.0 GENERAL BUSINESS ITEMS:**

**6.1 REVIEW OF 2010 – 2015 CAPITAL IMPROVEMENT PROGRAM**

RECOMMENDATION: Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR DETERMINING THAT THE 2010-2015 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY GENERAL PLAN

Director Hogan made the staff presentation

Commissioner Andre raised a question concerning congestion for Central Street.

Director Hogan replied his understanding of the Commissioners concerns, but tonight's meeting is to approve the consistency of the project with the General plan

Commissioner Andre asked if the CIP project will keep Grand Avenue the way it is and make a complete thoroughfare.

City Engineer Crawford responded he understands Commissioner Andre's concerns and will take the information and forward it to City Council, but tonight's meeting is only discuss the consistency with the General Plan.

Vice Chairman Dykstra opened the public hearing.

There were no public comments or testimony.

Vice Chairman Dykstra closed the public hearing.

Motion: Commissioner Kazmier motioned to approve the resolution in determining that the 2010-2015 capital improvement programs is in conformance with the City General Plan. Motioned was seconded by Commissioner Benoit. Motion carried, the following vote resulted:

AYES:	Dykstra, Benoit, Kazmier, Andre
NOES:	-
ABSENT:	Chairman Devine
ABSTAIN:	-

## **6.2 GENERAL PLAN CONSISTENCY – CLINTON KEITH ROAD WIDENING PROPERTY ACQUISITION**

RECOMMENDATION: Adopt a Resolution entitled:

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF WILDOMAR MAKING CERTAIN FINDINGS THAT THE ACQUISITION AND DISPOSITION OF CERTAIN PROPERTY FOR IMPROVING AND WIDENING THE INTERSTATE-15/CLINTON KEITH ROAD AND INTERCHANGE IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN PURSUANT TO THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65402

Director Hogan made the staff presentation.

Commissioner Benoit asked if the parcel owners have been notified or is the City enforcing eminent domain.

City Engineer Crawford summarized the process of eminent domain and stated that the City is acquiring the properties by working with the parcel owners.

Commissioner Andre commented that he was pleased with the progress of the project.

Vice Chairman Dykstra opened the public hearing.

There were no public comments or testimony.

Vice Chairman Dykstra closed the public hearing.

Motion: Commissioner Andre motioned to approve the resolution in finding consistency with the General Plan and the City of Wildomar in acquiring certain property for improving and widening the Interstate-15/Clinton Keith Road and interchange. Motion seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES:	Dykstra, Andre, Benoit, Kazmier
NOES:	-
ABSENT:	Devine
ABSTAIN:	-

## **5.0 PUBLIC HEARING ITEMS:**

### **5.1 ZONING CODE AMENDMENT 10-05 – MEDICAL MARIJUANA DISPENSARIES**

RECOMMENDATION: Select one of the following actions:

- A. Adopt a resolution recommending that the City Council adopt an ordinance allowing the establishment and operation of medical marijuana dispensaries.
- B. Adopt a resolution recommending that the City Council not adopt an ordinance allowing the establishment and operation of medical marijuana dispensaries.

Director Hogan made the staff presentation and handed the Commission a preliminary version of the 1,000 setback exhibit.

Commissioner Andre commented there were missing public and youth areas that are not reflected on the location map.

Director Hogan replied the map is not in a final form and was created by staff to give the Commission an idea of where these sensitive uses are and what the map will look like.

Commissioner Andre commented on the illegal dispensaries that surfaced in the City of Los Angeles when they allowed legal dispensaries to operate. How will the City address this issue if it were to happen?

Planning Director Hogan replied that the City of Wildomar is small enough for staff to keep a strong control.

Vice Chairman Dykstra opened the public hearing

Kristan Lloyd suggested additional information be added to the City's staff report. One is allowing outside sources to operate in the city. Second, that dispensaries should be excluded from the RDA zone. Third, is to consider revising the hours of operation for dispensaries and fourth, to designate bathrooms for employees of dispensaries and not for public use.

Gina Castanon, is in favor of the zoning code amendment, but has concerns. She referred to the Assembly Bill AB 2650 which allows dispensaries 600 feet near schools and parks which can be applicable for the City ordinance. She also expressed her agreement with Kristan Lloyd regarding the hours of operation and urged the Planning Commission to pass the decision onto the City Council.

Steven Chang, suffered a motorcycle accident and expressed his first hand experience with the medicine and how it aided him. He also mentioned people that sell the medicine should be given background checks.

Gil Rasmussen, commented on the need to revise the ordinance to say collective and not dispensaries because they are two different subjects.

Garin Heslop, expressed his concerns with zoning. He would like to open a wellness center to aid the elderly in the community and feels that the industrial zone for this use is not creating a sense of community. He also commented that the hours of operation are difficult to work with and suggested a revision of hours.

Norman Smith feels that by allowing people to open dispensaries it will create a large problem for the City.

Echo Benoit asked about crime rates relating to this use. She feels that if dispensaries are allowed it should have tight controls. Also, asked what surrounding Cities are doing regarding this subject.

Gerald Hall, asked Planning Commission not to approve the zoning code amendment.

Burt Goulding, recommended not approving the zoning code amendment.

Tom Barral sees the City as a great place to live and is against the zoning code amendment.

Carlos Stahl commented on creating a safe place for people to purchase their product.

Ryan Rochoa, representing Robert Rees, commented on providing a safe environment for people to acquire their medicine.

Steven A. Figueroa commented on the pain a family member suffers and how they depend on medical marijuana to survive.

Kelly Rene commented on the negative image perceived on people who use medical marijuana.

Commissioner Andre commented on the various medical surgeries he has gone through and the pain he has endured from the outcome and understands the need to seek pain relief. He is all for helping people deal with pain, but see's the problem other Cities are dealing with illegal businesses rising from the approval of legal businesses and the expense placed upon the Cities to monitor these establishments. In addition, feels it is unfair to vote without the presence of Chairman Devine and proposes a continuance.

Commissioner Benoit agreed with a continuance and would like to see more information.

Commissioner Kazmier agreed with Commissioner Benoit's comment.

Director Hogan commented the Commission may choose to continue the matter to a later date, but it is up to the Commission to decide.

Motion: Vice Chairman Dykstra made a motion to continue the public hearing to the August 4, 2010 Planning Commission meeting. The motioned was seconded by Commissioner Kazmier. Motion carried, the following vote resulted:

AYES:	Dykstra, Andre, Benoit, Kazmier
NOES:	-
ABSENT:	Devine
ABSTAIN:	-

**7.0 PLANNING DIRECTOR'S REPORT:**

None

**8.0 PLANNING COMMISSION COMMENTS:**

None

**9.0 ADJOURNMENT.**

The July 21, 2010 regular meeting of the Wildomar Planning Commission adjourned at 8:28 P.M.

Respectfully submitted:  
David Hogan  
Commission Secretary

**CITY OF WILDOMAR  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
August 4, 2010**

**1.0 CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Devine at 7:17 P.M. at Wildomar City Hall, Council Chambers.

**1.1 ROLL CALL OF PLANNING COMMISSION**

Present: Robert Devine, Chairman  
Harv Dykstra, Vice-Chairman  
Gary Andre, Commissioner  
Ben Benoit, Commissioner (Arrived at 8:02 PM)  
Michael Kazmier, Commissioner

Absent: -

Staff Present: David Hogan, Planning Director  
Julie Hayward Biggs, City Attorney  
Alfredo Garcia, Planner

**1.2 PLEDGE OF ALLEGIANCE:**  
Commissioner Andre led the flag salute.

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

Gerald Hall, requested that people who speak today state their name and residency for the record.

**3.0 CONSENT ITEMS:**

None.

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

**4.1 ZONING CODE AMENDMENT 10-05 – MEDICAL MARIJUANA DISPENSARIES**

RECOMMENDATION: Select one of the following actions:

- A. Adopt a resolution recommending that the City Council adopt an ordinance allowing the establishment and operation of medical marijuana dispensaries.
- B. Adopt a resolution recommending that the City Council not adopt an ordinance allowing the establishment and operation of medical marijuana dispensaries.

Director Hogan made the staff presentation

Chairman Devine stated he had listened to a CD copy of the previous Planning Commission meeting and is informed of the testimony and discussions that took place at the July 21, 2010 meeting.

Chairman Devine opened the continued public hearing.

Garin Heslop started a power point presentation representing a company by the name of MedCare which focused on the impacts and benefits of medical marijuana dispensaries.

Austen Diffenderfer spoke continuing the PowerPoint presentation

Chairman Devine asked the presenter if they already operated a collective in the State?

Austen answered they cover a large area of Temecula and Corona and currently have an office space in Temecula

Garin Heslop clarified they do not dispense any medical marijuana from their office locations.

Orrin Larsen spoke continuing the PowerPoint.

Chairman Devine asked what the source of information for reduced crime rates were taken from

Orrin Larsen responded the information would be in the report provided to the Planning Commission.

Sarah Lofthus, spoke continuing the PowerPoint.

Commissioner Andre asked presenter Sarah Lofthis, what type of medical provider is she.

Sarah Lofthis responded she is certified as a chiropractor, massage therapist and acupuncture.

David Dinius spoke continuing the PowerPoint.

Commissioner Andre asked where the presenter's office is located.

David Dinius responded that MedCare only has an office location and they do not dispense from it.

Commissioner Andre asked where does MedCare dispense.

David Dinius responded MedCare has a strict delivery service.

Chairman Devine asked where is the source of the product.

David Dinius responded the source is the MedCare members and that Garin Heslop would be a better source to answer the Commission's questions.

Garin Heslop clarified the answer from David Dinius by saying MedCare is a private cooperative, were all members cultivate the medicine and provide the medicine to one another.

Kelly Renee spoke continuing the PowerPoint presentation.

Ron Downey commented if the Planning Commission would like see a functional collective they could come visit his establishment located in Riverside, California. Also, added if the City does not have regulations on this item, it will be difficult to keep dispensaries out of the City if they are approved by the Government.

Wayne Williams referred to an article he provided staff regarding the negative relationship between marijuana and crime.

Carlos Stahl commented that he owns and operates a dispensary in the City of Lake Elsinore and currently has plans to operate a dispensary in Wildomar.

Commissioner Benoit arrived.

Gina Castanon commented on the cost that has been consumed by City Staff in drafting the ordinance and reminded the Commission of the 4 to 1 vote from the City Council to allow the Ordinance to be drafted. She feels the Commission is not addressing zoning issues and is concentrating on criticizing the ordinance instead.

Chairman Devine clarified the Commission gives recommendations to City Council and based on that the Council will ultimately make their decision.

Gina Castanon replied since the Chairman was absent, the Commission rescheduled the meeting to a later date for further discussion and that cost the City money.

Commissioner Andre commented each Planning Commissioner represents 6,500 residences in the community; therefore, a full Commission is needed to decide on issues.

Gina Castanon stated that she disagreed with that statement and further commented on the 15 minute delay to begin tonight's meeting.

Gina Castanon urged the Planning Commission to make a decision and not push the item off any further.

Kyle Castanon commented on how well that City staff had researched the issue and in drafting the ordinance and also urged the Planning Commission to take into consideration approving there ordinance and take the content of the ordinance into consideration.

Norman Smith commented to City staff to define the meaning of Dispensaries and Collectives. He also added his long history in law enforcement and believes the approval of Marijuana will impact the City negatively.

Gerald Hall commented retired veterans can receive medical marijuana at the U.S. Department of Veterans Affairs and doesn't understand why people are proposing dispensaries for veterans.

Burt Goulding summarized the medical marijuana dispensary history.

Robert Trivison commented the idea of medical marijuana dispensaries has been sugar coated by the speakers who are in favor of it and opposes the approval of the ordinance.

Curtis Drake commented medical marijuana will give the City a bad perception and devalue property.

Maria Walker commented she opposes the ordinance due to personal reasons of her brother falling victim to the drug.

Veronica Langworthy commented on the non medical value of marijuana and strongly urges the Planning Commission to not approve the ordinance.

Don Whildin agreed with the previous speaker's (Veronica Langworthy) comments.

Robin Myers commented drugs should be made available by pharmacy technicians and not by individual business owners.

Mike Hendricks commented on his opposition of allowing dispensaries in the City and added if people need medicine they should go to a pharmacy and not a dispensary.

Steve Price commented on his personal observation of the drugs negative effects on friends and coworkers.

Gina Meador commented on the negative effects marijuana has had on her son and opposes the ordinance.

Larry Walker commented on allowing the voters decide the outcome of the ordinance.

Ginger Carlson commented on the abuse of selling prescription medical marijuana to public.

Kristan Lloyd commented on the history of an illegal business that opened for business and was shut down by the City. Also, reminded the Commission that City Council voted 4 to 1 on drafting the ordinance and believes the Council would not want to waste City money on an ordinance they did not see any future in.

Ruben Hernandez commented on the commercial drugs being created and distributed in a control environment and as a family man believes the City should wait until November to let voters decide the outcome of the Marijuana issue.

Jeff Rosen represented Pastor Ron Armstrong of Cornerstone Community Church and read a letter addressed to the Planning Commission which reminded the Commission to carefully weight the issue and make sure people are actually trying to provide relief or trying to make money on those desperately needing medicine.

George W. Taylor questioned on why the speakers who are for the approval of the ordinance not able to open a dispensary in Cities which they reside in. Mr. Taylor commented that perhaps the City should wait for the decision other Cities will make on the subject.

Tim Walker commented the speakers today are in the business for the money and not to provide medical relief.

Tyler Adams commented the City to wait until November for the voters to make a decision and not discuss medical marijuana at this moment.

Robert Skiff commented he survived cancer without the need for medical marijuana and opposes dispensaries.

Martha L. Bridges commented on her opposition to medical marijuana dispensaries.

Chairman Devine closes the public hearing at 8:56 PM

Director Hogan asked the Planning Commission for a 5 minute recess to update Commissioner Benoit on the discussion he may have missed due to his late arrival.

Chairman Devine responded it would be a good idea to update Commissioner Benoit at this time before the Commission's discussion. The Commission took a short recess and then resumed the meeting.

Commissioner Andre commented it might be a good idea to wait until November to let the voters decide.

Commissioner Benoit agreed with Commissioner Andre in waiting.

Commissioner Kazmier agreed with waiting until the November vote.

Vice Chairman Dykstra questioned City Attorney Julie Hayward Biggs if representatives from her law firm drafted the Laguna Woods Ordinance.

City Attorney Biggs responded in the affirmative but added the ordinance had been created before she began working at the firm and is not fully aware of its contents.

Vice Chairman Dykstra asked City Attorney Biggs if she is aware of any crime that has risen due to the approval of the ordinance.

City Attorney Biggs responded the City of Laguna Woods is a small and quiet community.

Commissioner Benoit asked City Attorney Biggs if the Laguna Wood is gated.

City Attorney Biggs responded that only part of the city is gated.

Vice Chairman Dykstra asked Director Hogan and City Attorney Biggs if there is a tax implication as far as income and a cost in law enforcement should the ordinance be approved.

Director Hogan responded that finances are not generally a component of the Planning Commissions deliberate process. However, there is a deposit based fee that is implemented for staff's time that goes into processing a project. He mentioned staff needs more for the ordinance, but to answer Vice chairman Dykstra he answered in the affirmative.

City Attorney Biggs responded if the City of Wildomar wishes to tax on medical marijuana it would have to be approved by the voters at an election.

Vice Chairman asked City Attorney Biggs about the sales tax being implemented.

City Attorney Biggs responded she believes medical marijuana is subject to the State sales tax.

Vice Chairman Dykstra asked Director Hogan if there has been any projection of how much revenue sales tax a dispensary would generate.

Director Hogan responded there have been no projections, because staff isn't sure what assumptions to use to create these projections.

Vice Chairman Dystra asked City Attorney Biggs if there is any experience with the City of Laguna woods regarding sales tax.

City Attorney Biggs responded she did not know that information the moment.

Vice Chairman Dystra stated he would like to know that information.

Vice Chairman Dystra asked what cost of police and code enforcement will be.

Director Hogan responded that the proposed ordinance contains provisions for ongoing inspections by code enforcement and stated that he anticipated that a deposit will need to be established upon permit approval to cover City costs.

Vice Chairman Dystra asked if a deposit fee had been established in the ordinance.

Director Hogan responded that the ordinance does not establish a particular fee.

Vice Chairman Dystra asked if that is a subject matter City Council discusses or Planning Commission.

Director Hogan responded that finance issues are generally a City Council matter.

Vice Chairman Dystra commented he has mixed feelings on the subject matter and struggles with the idea of compassionate care and proper regulation. His thoughts are the zoning designations should be commercial and industrial and the establishments should have a 1,000 foot distance from any youth orientated location. Permits should have a notice of public hearing, days and hours of operation should be 9-5 Monday through Saturday, limit the number dispensaries to 2 and the duration security recording retention should be 14 days.

Chairman Devine commented he also has mixed feelings for the subject. He wants people to be able to seek relief but also has questions on City resources being used to secure these establishments and the crime element that may arise from them.

Chairman Devine asked Director Hogan if the City can issue some type of Bond on the medical marijuana to cover the added staff time to process and monitor marijuana dispensaries.

Director Hogan responded in the affirmative.

Chairman Devine commented on his concerns about potential unethical practices being conducted by medical staff and business owners.

Chairman Devine understands this decision is for Council and does not want to continue the item and feels the ultimate decision will be taken in November.

Commissioner Andre motioned to not allow medical marijuana dispensaries in the City of Wildomar with a supplemental recommendation to the City Council to look at the item based upon the results of the November election. The motion died for the lack of a second.

Vice Chairman Dykstra motioned to recommend Option A (to recommend approval of the proposed ordinance) with the following changes: that the dispensaries be located in the commercial and instruction zones, the location be at least 1,000 feet from youth oriented establishments, the permits should be required a notice of public hearing before the City Council, the days and times of operation should be 9 to 5, Monday through Saturday, the ordinance should limit the number of permits to 2 within the City limits due to the small size of the City and the duration of the security recording retention will be 14 days per Police Department recommendation. The motion was seconded by Commissioner Kazmier.

Chairman Devine mentioned that the Planning Commission received many responses from residences opposing the ordinance and with that said he will vote NO on recommending approval of the ordinance.

AYES:	Dykstra, Kazmier
NOES:	Devine, Andre, Benoit
ABSENT:	-
ABSTAIN:	-

Motion failed.

Vice Chairman Dykstra commented he would like to see the City Council take the Planning Commissions conditions discussed at tonight's meeting.

Motion: Commissioner Benoit motioned for Option B (to not recommend approval of the proposed ordinance). Motion seconded by Commissioner Andre. Motion carried with the following vote:

AYES: Devine, Andre, Benoit  
NOES: Dykstra, Kazmier  
ABSENT: -  
ABSTAIN: -

**5.0 PUBLIC HEARING ITEMS:**

None

**6.0 GENERAL BUSINESS ITEMS:**

None

**7.0 PLANNING DIRECTOR'S REPORT:**

None

**8.0 PLANNING COMMISSION COMMENTS:**

Commissioner Andre commented this was a difficult decision to make and it was all based on facts. Chairman Devine thanked everyone who spoke this evening. Commissioner Benoit apologized for his late arrival.

**9.0 ADJOURNMENT.**

The August 4, 2010 regular meeting of the Planning Commission was adjourned at 9:45 P.M.

Respectfully submitted:  
David Hogan  
Commission Secretary

**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item 5.1**  
**PUBLIC HEARING**  
**Meeting Date: October 6, 2010**

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**TO:** Chairman Devine and Members of the Planning Commission

**FROM:** David Hogan, Planning Director

**SUBJECT:** Extension of Time for Tentative Tract Map 31479 – to subdivide 15.5 acres into 51 single family residential lots located between George Avenue and Iodine Springs Road and north of Clinton Keith Road. Assessor Parcel Numbers 362-240-020, 362-240-023, 362-240-029, 320-240-031, and 362-340-032 (Project No 10-0093)

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**RECOMMENDATION:**

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING AN EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31479 LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD AND KNOWN AS ASSESSOR'S PARCEL NOS. 362-240-020, 362-240-023, 362-240-029, 320-240-031, AND 362-340-032 (PROJECT NO 10-0093)

**BACKGROUND:**

Tentative Tract Map 31479 was approved by the Riverside County Board of Supervisors on February 24, 2004 for a period of three years. The project consisted of 51 residential lots on a 15.5 acre site. The site is located between George Avenue and Iodine Springs Road, north of Clinton Keith Road. The First Extension of Time for Tentative Tract Map 31479 was approved by the Riverside County Board of Supervisors on September 14, 2007. The first extension of time extended the project to February 24, 2008. Prior to the maps expiration in 2008, an application for the second extension of time for Tentative Tract Map 31479 was filed with the County of Riverside. This application was eventually forwarded to the City of Wildomar. The purpose of an extension of time is to allow the original approval to remain valid past the original approval period if the City determines that the project is still appropriate for the location, is still consistent with the General Plan, and if changes in the physical setting or the regulatory environment have not substantially changed to make the project inappropriate in its location.

Tentative Tract Map was originally consisted of 51 residential and two open space (drainage) lots on a 15.5 acre site. The project included four residential streets to provide access to the proposed homes as well as provide access to both George

Avenue on the west and Iodine Springs Road on the east. Based upon the approved project design any through traffic is forced to drive in front of at least eight of the proposed units. In addition, one unit is isolated from the rest of the tract surrounded by a combination of roads and the detention basin. The layout of the originally approved tentative tract map is contained in Attachment E.

The surrounding General Plan Land Use Designations and Zoning Districts are shown in Attachments C and D, respectively. The surrounding land use, general plan, and zoning information is summarized in the following table.

<b>ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS</b>			
<b>Location</b>	<b>Current Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning</b>
<b>Subject Property</b>	Vacant	Medium Density Residential	One Family Dwelling (R-1)
<b>North</b>	Residential	Medium Density Residential	Rural Residential (R-R)
<b>South</b>	Vacant	Mixed Use Policy Area	Rural Residential (R-R)
<b>East</b>	Residential and Vacant	Medium Density Residential	Rural Residential (R-R)
<b>West</b>	Residential	Medium Density Residential	One Family Dwelling (R-1)

**DISCUSSION:**

The Planning and Engineering Departments have reviewed the approved project for compliance with current City standards and requirements. Based upon this review staff has determined that the proposed tentative tract map continues to comply with the project continues to conform to the City’s requirements. However, one aspect of the original site design, the lack of a safe connecting street between George and Iodine Springs, was considered to be potentially problematic. A safe connecting street is a roadway that allows for the safe movement of local traffic while discouraging unnecessary traffic in front of the residential units. By reducing through traffic in front the residential units staff believes that the streets will be safer the local residents, especially children. Because of Staff’s concerns with the County’s approved design, staff has worked with the applicant’s engineer to modify the approved design to construct a through street along the southern project boundary. The modification includes the shift of “B” Street to south to align with “A” Street and the reorientation of the approved lots onto the other residential streets (labeled as Capitola, Capistrano, and Montecito on the revised layout). Staff believes that this minor design change results in a better subdivision without the loss of any residential units. The revised layout is contained in Attachment F.

With the proposed adjustment to the project layout, staff recommends that the Planning Commission approve the requested extension of time subject to the conditions of approval contained in Exhibit A to Attachment A. The conditions of approval will require

that the City approve the architectural detailing, colors and materials for any future structures proposed to be constructed on the site.

Staff has reworked the conditions of approval to make the development process more efficient. No major changes, other than compliance with the revised tract layout exhibit, are being recommended. In addition, the revisions to the conditions of approval do reflect regulatory changes related to stormwater management, water efficient irrigation, and the requirement for an additional City-approval for any future development.

If this extension of time is approved by the City, Tentative Tract Map 31479 will become eligible for the two automatic State-mandated extensions of time. Consequently the expiration date of this tract map would become February 24, 2012. If the map has not recorded prior to this date, an additional City-approved extension of time will be required to maintain the approved tentative map status.

### **FINDINGS - Tentative Tract Map**

In accordance with Title 16 of the Wildomar Municipal Code, and Government Code §66473.1, §66473.5 and §66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. Tentative Tract Map 31479 is consistent and compatible with the objectives, policies, general land uses, and programs specified the City's General Plan in that:

*The General Plan land use designation for the site is Medium Density Residential which allows project densities from 2 to 5 dwelling units per acre. The proposed Map will result in the development of 51 single family residential dwelling units at a density of 3.3 units per acre. This density level within the range permitted under the General Plan land use designation for this site. One of the primary policies stated in the Land Use Element of the General Plan is that the Plan will accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. The proposed Map is consistent with this policy) because it provides additional smaller lot development that is compatible with the local community character. Considering all of these aspects, the proposed Map furthers the objectives and policies of the General Plan and is compatible with the general land uses specific in the General Plan.*

2. The design and improvement of the subdivision proposed under Tentative Tract Map 31479 is consistent with the City's General Plan in that:

*The proposed subdivision has been designed to meet City standards which provide satisfactory pedestrian and vehicular circulation, including emergency*

*vehicle access and on site improvements, such as streets, utilities, and drainage facilities have been designed and are conditioned to be constructed in conformance with City standards.*

3. The site is physically suitable for the type of development proposed under Tentative Tract Map 31479, in that:

*The site is generally rectangular and located on a 15.5 acre site in an area with low moderate slopes in an area with existing residential development. The site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for residential development.*

4. The site is physically suitable for the density of development proposed under Tentative Tract Map 31479, in that:

*The site is generally rectangular and located on a 15.5 acre site in an area with low moderate slopes in an area with existing residential development. The subdivision has been designed to accommodate the development of 51 single family residential dwelling units considering the shape and topography of the site. The project as proposed has a density of 3.3 units per acre. According to the density ranges provided in the Land Use Element of the City's General Plan for the Medium Density Residential land use designation and in the City's Zoning Ordinance for the One-Family Dwelling zone, a density of 3.3 units per acre is appropriate for a site of this size and configuration.*

5. The design of the subdivision and improvements proposed under Tentative Tract Map 31479, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:

*The site is currently vacant and does not contain any significant vegetation or habitat for wildlife. There is no evidence that any endangered, threatened or listed species of plant or animal, or its habitat, is located on the site. There is no evidence that vernal pool complex, similar bodies of water, or conditions suitable for forming such bodies of water exist on the site. This determination is based on (site reference material or source). In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Wildomar and those of all local and regional governmental agencies having jurisdiction over the site.*

6. The design of the subdivision and improvements proposed under Tentative Tract Map 31479, is not likely to cause serious public health problems in that:

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

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

7. The design of the subdivision and improvements proposed under Tentative Tract Map 31479, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that:

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

8. The design of the subdivision proposed Tentative Tract Map 31479, adequately provides for future passive or natural heating and cooling opportunities in the subdivision in that:

*Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of lots within the proposed subdivision have been arranged, to the greatest extent feasible, to permit orientation of structures in an east-west alignment for southern exposure, or to take advantage of natural shade, or to take advantage of prevailing breezes.*

#### **ENVIRONMENTAL ASSESSMENT:**

The Board of Supervisors approved a Mitigated Negative Declaration for this project on February 24, 2004 and adopted mitigation measures to reduce the impacts to aesthetics, biologic resources, cultural (paleontologic) resources, geotechnical, hazards and hazardous materials, hydrology/water quality, noise, and transportation traffic. A copy of the Initial Environmental Study is contained in Attachment G. There is a minor change to the approved tentative tract map that would shift "B" Street south approximately 150 feet to line up with the alignment of "A" Street. This minor modification has a potentially positive impact on the environment by minimizing the disruption of vehicle traffic on future residents and by enhancing the local road network. The Planning Director has reviewed the project's potential effects on the environment and has determined that the previously approved document continues to reflect potential environmental impacts to the project. As a result, the Planning Director recommends that the Planning Commission determine that no additional environmental review is required and adopt a Notice of Determination for this extension of time.

**ATTACHMENTS:**

- A. Resolution of Approval  
    Exhibit A – Conditions of Approval
- B. Vicinity Map
- C. General Plan Land Use Designation
- D. Zoning Districts Map
- E. Original tentative map layout
- F. Revised Tentative map layout
- G. Initial Environmental Study

# ATTACHMENT A

**RESOLUTION NO. PC2010-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING AN EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31479 LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD AND KNOWN AS ASSESSOR'S PARCEL NOS. 362-240-020, 362-240-023, 362-240-029, 320-240-031, AND 362-340-032 (PROJECT NO 10-0093)**

**WHEREAS**, Tentative Tract Map 31479 was approved by the Riverside County Board of Supervisors on February 24, 2004; and

**WHEREAS**, the First Extension of Time for Tentative Tract Map 31479 was approved by the Riverside County Board of Supervisors on September 14, 2007; and

**WHEREAS**, an application for the second extension of time for Tentative Tract Map 31479 was filed prior to the expiration of the tentative map on January 22, 2008; and

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

**WHEREAS**, on September 25, 2010, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

**WHEREAS**, on October 6, 2010 the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed extension of time; and

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

**SECTION 1. ENVIRONMENTAL FINDINGS.**

A. The Board of Supervisors adopted a Mitigated Negative Declaration and Mitigation Monitoring Program on February 24, 2004 for Tentative Tract Map 31479 and a Notice of Determination was filed in accordance with CEQA requirements. There has been no legal challenge brought against the project or the environmental determination. The Planning Commission reviewed the Initial Study previously approved for the project in light of applicant's submittal of the Second Extension of Time Tentative Tract Map 31479. The Planning Commission has concluded that the Second Extension of Time for Tentative Tract Map 31479 will not result in an increase in the density or intensity of the project and will not result in project changes that were not previously analyzed under the approved Mitigated Negative Declaration and Mitigation Monitoring Program. As such, the Second Extension of Time for Tentative Tract Map 31479 and any effects it may have on the environment, fall within the scope of, and were analyzed under the previously approved Mitigated Negative Declaration and Mitigation Monitoring Program for the project. Furthermore, based on the Planning Department staff's knowledge of the project and surrounding developments, the Planning Commission concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the Planning Commission has not

been presented with any information contrary to this conclusion nor any information from which it could be fairly argued that the Second Extension of Time for Tentative Tract Map 31479 does not involve new significant effects on the environment or substantially increases the severity of a previously identified effect. Based thereon, the Planning Commission makes the following findings in accordance with CEQA Guidelines Section 15162:

B. The Extension of Time for Tentative Tract Map 31479 does not propose substantial changes to the project that would require major revisions to the existing Mitigated Negative Declaration and Mitigation Monitoring Program;

C. No substantial changes have occurred in the circumstances under which Tentative Tract Map 31479 was approved that would require major revisions to the Mitigated Negative Declaration and Mitigation Monitoring Program; and

D. No new information has been presented from which it may be fairly argued that Tentative Tract Map 31479 may involve a new significant environmental effect, or a substantial increase in the severity of previously identified significant effects, or demonstrating that a mitigation measure previously found to be infeasible is now feasible.

## SECTION 2. REQUIRED FINDINGS.

Pursuant to Wildomar Municipal Code, and in light of the record before it including the staff report dated October 6, 2010 and all evidence and testimony heard at the public hearing of the Second Extension of Time for Tentative Tract Map 31479, the Planning Commission hereby finds as follows.

A. Tentative Tract Map 31479 is consistent and compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan in that:

*The General Plan land use designation for the site is Medium Density Residential which allows project densities from 2 to 5 dwelling units per acre. The proposed Map will result in the development of 51 single family residential dwelling units at a density of 3.3 units per acre. This density level is within the range permitted under the General Plan land use designation for this site. One of the primary policies stated in the Land Use Element of the General Plan is that the Plan will accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. The proposed Map is consistent with this policy because it provides additional smaller lot development that is compatible with the local community character. Considering all of these aspects, the proposed Map furthers the objectives and policies of the General Plan and is compatible with the general land uses specific in the General Plan.*

B. The design and improvement of the subdivision proposed under Tentative Tract Map 31479 is consistent with the City's General Plan in that:

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

C. The site is physically suitable for the type of development proposed under Tentative Tract Map 31479, in that:

*The site is generally rectangular and located on a 15.5 acre site in an area with low moderate slopes in an area with existing residential development. The site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for residential development.*

D. The site is physically suitable for the density of development proposed under Tentative Tract Map 31479, in that:

*The site is generally rectangular and located on a 15.5 acre site in an area with low moderate slopes in an area with existing residential development. The subdivision has been designed to accommodate the development of 51 single family residential dwelling units considering the shape and topography of the site. The project as proposed has a density of 3.3 units per acre. According to the density ranges provided in the Land Use Element of the City's General Plan for the Medium Density Residential land use designation and in the City's Zoning Ordinance for the One-Family Dwelling zone, a density of 3.3 units per acre is appropriate for a site of this size and configuration.*

E. The design of the subdivision and improvements proposed under Tentative Tract Map 31479, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:

*The site is currently vacant and does not contain any significant vegetation or habitat for wildlife. There is no evidence that any endangered, threatened or listed species of plant or animal, or its habitat, is located on the site. There is no evidence that vernal pool complex, similar bodies of water, or conditions suitable for forming such bodies of water exist on the site. This determination is based on (site reference material or source). In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Wildomar and those of all local and regional governmental agencies having jurisdiction over the site.*

F. The design of the subdivision and improvements proposed under Tentative Tract Map 31479, is not likely to cause serious public health problems in that:

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

G. The design of the subdivision and improvements proposed under Tentative Tract Map 31479, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that:

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

H. The design of the subdivision proposed Tentative Tract Map 31479, adequately provides for future passive or natural heating and cooling opportunities in the subdivision in that:

*Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of lots within the proposed subdivision have been arranged, to the greatest extent feasible, to permit orientation of structures in an east-west alignment for southern exposure, or to take advantage of natural shade, or to take advantage of prevailing breezes.*

**SECTION 3. PLANNING COMMISSION ACTIONS.**

A. In compliance with Public Resources Code §21152 and CEQA Guidelines §15075, the Planning Director shall prepare a Notice of Determination concerning the findings made in Section 1 of this Resolution, and within five (5) working days of approval of this project, file the Notice of Determination with the Riverside County Clerk for posting.

B. Approval of Extension of Time. The Second Extension of Time for Tentative Tract Map 31479 is hereby approved subject to the Conditions of Approval attached hereto and incorporated herein by reference as Exhibit A.

**PASSED, APPROVED AND ADOPTED** this 6<sup>th</sup> day of October 2010.

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Robert Devine  
Chairman

**APPROVED AS TO FORM:**

**ATTEST:**

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Thomas Jex  
Assistant City Attorney

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David Hogan  
Planning Commission Secretary

**EXHIBIT A**  
**CITY OF WILDOMAR**  
**CONDITIONS OF APPROVAL**

<b>Planning Application Number:</b> Second Extension of Time for Tentative Tract Map 31479 (Project No. 10-0093)	
<b>Project Description:</b> Second Extension of Time for Tentative Tract Map 31479 consisting of the subdivision of 15.5 acres into 51 residential lots and 2 open space/drainage lots.	
<b>Assessor's Parcel Number(s):</b> 362-240-020, 362-240-023, 362-240-029, 362-240-031, and 362-240-032	
<b>Original Approval Date:</b> February 24, 2004	<b>Expiration Date:</b> February 24, 2012*

\* - Includes the automatic State extensions approved pursuant to AB1185 and SB333.

**Within 48 Hours of the Approval of This Project**

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

**General Requirements**

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

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

4. This tentative subdivision shall comply with the provisions of State of California Subdivision Map Act and Title 16 – Subdivisions (Ordinance 460), unless modified by the conditions listed herein. Prior to the expiration date of this tentative tract map an application for an extension of time, include the required application processing fee, shall be filed with the Planning Department.
5. The development of the site shall comply with the provisions of the One Family Dwelling (R-1) Zone. Building separations between all buildings shall not be less than ten (10) feet. Additional yard encroachments are only allowed as permitted by the zoning ordinance.
6. All residences shall have automatic roll-up garage doors. Garage door setbacks for all residential zones shall be 20 feet for a rollup door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.
7. The land divider/permit holder shall cause all driveways to be constructed of cement concrete.
8. Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices may be permitted with Planning Department approval.
9. The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.
10. No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.
11. No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.
12. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment No. 39102.
13. If subdivision phasing is proposed, a phasing plan shall be submitted to and approved by the Planning Director and the City Engineer.
14. The following street improvements shall be constructed:

- A. George Avenue shall be improved with concrete curb-and-gutter in accordance with City Standard No. 102.
  - B. Iodine Springs Road shall be improved with minimum 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with City Standard No. 104, Section A.
  - C. All Interior streets shall be improved within the dedicated right-of-way in accordance with City Standard No. 104.
15. Landscaping installed for the project shall be continuously maintained to the satisfaction of the Planning Director. If it is determined that the landscaping is not being maintained, the Planning Director shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
16. All existing septic tanks and water wells shall be properly destroyed and abandoned. This condition shall be met when the applicant will provide to Department of Environmental Health staff that a building and safety sign off on a job card for all septic tanks has been accomplished and a well destruction permit has been completed and signed by a Department of Environmental Health staff for all the wells.
17. Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities.
18. All necessary measures to control dust shall be implemented by the developer during grading.
19. 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.
20. 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.

21. Tribal monitors from the Pechanga Tribe shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies. All time and materials required to provide this monitoring shall be compensated by the developer.
22. The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition.
23. If construction is phased, a construction staging area plan or phasing plan for construction equipment and trash shall be approved the Planning Director and City Engineer.
24. Prior to placing any combustible building material on individual lots the required water system and fire hydrants shall be installed and accepted, or as may be approved by the Fire Department.
25. 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](http://www.floodcontrol.co.riverside.ca.us), e-mail to [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide the project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.
26. Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural 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 BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the City Engineer, or the Flood Control District, for review and approval.
27. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full.

#### **Prior to Recordation of the Final Map**

28. Prior to recordation of the final map, a copy of the final map shall be submitted to and approved by the Planning and City Engineer prior to scheduling the Final Map for approval by the City Council. The final map shall substantially conform to the modified subdivision layout contained in Exhibit "A" to these conditions of approval to the satisfaction of the planning director and the city engineer.
29. Prior to recordation of the final map, the Planning Department shall determine if the deposit based fees for the project are in a negative balance, and receive the appropriate

payment for any negative balance as well as any anticipated additional project-related expenses.

30. Prior to recordation of the final map, the applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.
31. Prior to recordation of the final map, 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 City Engineer. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage. 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.
32. Prior to the issuance of a grading permit or recordation of the final map, whichever comes first, the applicant shall have completed and approved a Final Water Quality Management Plan to the satisfaction of the City Engineer.
33. Prior to recordation of the final map, the land divider shall prepare an Environmental Constraints Sheet in accordance with Section 2.2. E. and F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the Final Map.
34. Prior to recordation of the final map, a copy of the Environmental Constraint Sheet (ECS) shall be approved by the Planning Department with the following notes:
  - A. This property is located within 45 miles of Mount Palomar Observatory and is subject to special lighting restrictions. All proposed outdoor lighting systems shall comply with the California Institute of Technology, Palomar Observatory recommendations, Chapter 8.80 of the Wildomar Municipal Code.
  - B. This project is located with a "Hazardous Fire Area" of Riverside County. Any buildings constructed on lots created by this subdivision shall comply with the special construction provisions contained in the building code.
  - C. All buildings shall be constructed with Class "A" roofing material as per the California Building Code.
  - D. Notice is hereby given that this property is located in the Murrieta Creek/Wildomar Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et. seq, of the Government Code and that said property is subject to fees for said drainage area.

35. The Final Map shall comply with the following requirements:
  - A. All lots on the Final Map shall be in substantial conformance with the approved Tentative Map relative to size and configuration.
  - B. All lots on the Final Map shall have a minimum lot size of 7,200 square feet net.
  - C. All lot sizes and dimensions on the Final Map shall be in conformance with the development standards of the R-1 zone.
  - D. All lots on the Final Map shall comply with the length to width ratios, as established by Section 3.8.C. of Ordinance No. 460.
  - E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
  - F. The common open space area shall be shown as a numbered lot on the Final Map.
  - G. The Applicant shall show all easements on the final map to the satisfaction of the City Engineer. 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.
  - H. Direct lot access shall be restricted from George Avenue and Iodine Springs Road.
36. Prior to recordation of the final map, 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. All work prepared shall be to the satisfaction of the City Engineer.
37. Prior to recordation of the final map, the developer shall provide evidence of a viable maintenance mechanism for the detention basin shall to the City Engineer for review and approval.
38. Prior to recordation of the final map, the developer shall contact the City Engineer who determines whether the development is within an existing Maintenance District or will require annexation into a district. The costs associated with the annexation to or formation of a maintenance district shall be at the developers cost.
39. Prior to recordation of the final map, the project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within the rights-of-way for George Avenue and Iodine Springs Road. Landscaping plans shall be submitted on standard sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict only such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way. Landscaping within public road rights-of-way shall comply with City standards and require approval by the City Engineer or Chapter 17.276 of the Zoning

Ordinance. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or Assessment District.

40. Prior to recordation of the final map, the applicant shall submit landscaping and irrigation plans for homeowner association maintained areas to Planning Department. These plans shall include water usage calculations, estimate of irrigation, and if applicable, the location of all existing trees that will remain. All plans and calculations shall be designed and calculated in compliance with the requirements of Chapter 17.276 of the Zoning Code and the Water Efficient Irrigation Guidelines. The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved Grading Plan.
41. Prior to recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.
42. Prior to recordation of the final map, should this project lie within any assessment/benefit district, the applicant shall make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.
43. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roadways; they shall be applied per Exhibit 'C' of the Citywide Design Guidelines.
44. Prior to recordation of the final map, all property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.
45. Prior to recordation of the final map, the land divider shall submit to the City Engineer a duly and completely executed agreement with the County Service Area No. 152 which demonstrates that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the Tentative Map.
46. Prior to recordation of the final map, the project proponent shall complete annexation into County Service Area 152 (CSA 152), or a similar mechanism to the satisfaction of the City Engineer, for street sweeping and for continuous landscape maintenance for areas within the public rights-of-way.
47. Prior to recordation of the final map, 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 City maintained road rights-of-way.
48. Prior to recordation of the final map, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, or other similar mechanism to the satisfaction of the City Engineer, for graffiti abatement of walls and other permanent structures along City maintained road rights-of-way.
49. Prior to recordation of the final map, the City Engineer shall approve a street light plan, prepared by the developer and designed in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and the Streetlight Specification Chart found in Specification

Section 22 of Ordinance 461. For projects within SCE boundaries use Ordinance 461, Standard No's 1000 or 1001.

50. Prior to recordation of the final map, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.
51. Prior to recordation of the final map, water and sewer system plans and specifications shall be approved by the Elsinore Valley Municipal Water District and the Department of Environmental Health (if required).
52. Prior to recordation of the final map, financial arrangements (securities posted) must be made for the water and sewer improvement plans and be approved by City Attorney.
53. Prior to recordation of the final map, the land divider shall install street name sign(s) in accordance with City Standard No. 816 as directed by the City Engineer.
54. Prior to recordation of the final map, 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 Water Conservation and Flood Control District for review, if District approval is required. 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.
55. Prior to recordation of the final map, the City Engineer or the Flood Control District (dependent on the jurisdiction of the facilities) shall inspect the flood control facilities constructed by the project. The Applicant shall provide a written request to the City of Wildomar or the Flood Control District to accept the system. The request shall include the project number, location, briefly describe the system (sizes and lengths) and include all appropriate exhibits that illustrate the alignment.

Requests to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility (1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; (2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and (3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

56. Prior to recordation of the final map, the developer shall obtain the approval of the Planning Director for any proposed Covenants, Conditions, and Restrictions (CC&Rs).

- A. The CC&Rs shall be in the form and content approved by the Planning Director, City Engineer, and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. The CC&Rs shall be prepared at the developer's sole cost and expense.
- B. The CC&Rs and Articles of Incorporation of the Property Owners Association are subject to the approval of the Planning and Engineering Departments, and the City Attorney. They shall be recorded concurrent with the final map. A recorded copy shall be provided to the City.
- C. The CC&Rs shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas, drainage and facilities. The CC&Rs shall provide that all property shall be maintained so as not to create a public nuisance.
- D. The CC&Rs shall incorporate the following provisions.
  - (1) The declaration of covenants, conditions and restrictions submitted for review shall provide for a minimum term of 60 years.
  - (2) Provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common.
  - (3) Provide that the CC&Rs shall not be repealed, modified or eliminated without the express written permission of the City of Wildomar.
  - (4) 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, if dormant, be activated, by incorporation or otherwise, at the request of the City, and the property owner's association shall, unconditionally accept from the City of Wildomar, upon the City's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the City of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the City. The property owners' association shall have the right to assess the owner 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 de-annexed there from absent the prior written consent of the Planning Director. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

- (5) The CC&Rs shall provide that if the property is not maintained in the condition required by the CC&Rs, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the CC&Rs or the City Ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.
- (6). Every owner of a lot governed by CC&Rs shall own as an appurtenance to such lot, either: (1) an undivided interest in the common areas and facilities, or (2) a share in the corporation, or voting membership in an association owning the common areas and facilities.
- (7) All open areas and landscaping governed by CC&Rs shall be permanently maintained by the association or other means acceptable to the City. Such proof of this maintenance shall be submitted to the Planning and Engineering Departments prior to the recordation of the final map.
- (8) Reciprocal access easements and maintenance agreements ensuring access to all parcels and joint maintenance of all roads, drives or parking areas shall be provided by the CC&Rs or by deeds and shall be recorded concurrent With the map or prior to the issuance of building permit where no map is involved. The Applicant shall provide a reciprocal access easement between the parcels of this development. The location of the access point(s) shall be to the satisfaction of the City Engineer and will be approved when these parcels are developed.
- (9) If CC&Rs are created for this project, the CC&Rs for the development's Homeowners Association (HOA) shall include the following best management practices for water quality protection.
  - a. All catch basins to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&Rs shall be submitted to the District for review and approval. The maintenance entity shall be responsible for all treatment control BMP's to be inspected, and if required, cleaned no later than October 15 each year.
  - b. All pesticides shall be applied in strict accordance to pesticide laws as stated in the State of California Agricultural Code. All pesticide applicators shall be certified by the State as a Qualified

Applicator or be directly supervised by a Qualified Applicator. All fertilizers shall be applied at the rate stipulated by the manufacturer. Fertilizer Applicators shall be trained in the proper procedures of determining fertilizer rates and calibration of equipment. Fertilizer shall be applied in such a manner as to avoid application onto hardscape surfaces. Annual soil tests are recommended to advise on which fertilizer elements are needed to avoid application of unnecessary elements, or over application. The local water agency or resource conservation district can assist with detailed information concerning this BMP. (BMP N3)

- c. The Homeowners Association is required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The Association may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying trash receptacles in common areas, noting trash disposal violations by homeowners or businesses, and reporting the violations to the association for investigation. (BMP N5)

57. Prior to recordation of the final map, the Applicant shall provide an original copy of a current "will-serve" letter for potable water service from the appropriate water utility company and a map of the nearest sewer main line from the appropriate sewer agency.
58. Prior to recordation of the final map, all of the foregoing conditions shall be complied with prior to recordation of the final map.

#### **Prior to Issuance of Grading Permit(s)**

59. No grading shall be performed without the prior issuance of a grading permit by the City. Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.
60. Prior to the issuance of a grading permit, it shall be the sole responsibility of the Applicant to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.
61. No grading permit shall be issued until the applicant has obtained approval for the location of any off-site import/export material, as well as the associated haul route(s), for any required grading from the City Engineering. The Planning Director shall review the proposed import/export site and haul routes to determine if a new or modified environmental assessment is required. No grading permit shall be issued until any required environmental clearance has been approved by the Planning Director and any mitigation fees paid.
62. Prior to the issuance of a grading permit, a 30-day preconstruction Burrowing Owl Survey, in accordance with MSHCP guidelines and survey protocol, shall be conducted prior to ground disturbance. The results of the 30-day preconstruction survey shall be submitted to the Planning Department prior to the commencement of any grading

activities or the scheduling a pre-grading meeting with the Engineering Department. Re-occupation of the site by this species 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. If relocation is necessary, all relocation activities shall be performed outside of the nesting season (March 1 through August 31) by a qualified biologist. The following requirements shall be included in the Notes Section of the Grading Plan: *"No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."*

63. Prior to issuance of a grading permit, the land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall occur prior to issuance of the grading permit. 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. The following requirements shall be included in the Notes Section of the Grading Plan: *"If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."*

64. Prior to issuance of a grading permit, the Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction general permit from the State Water Resource Control Board (SWRCB).
65. Prior to the issuance of a grading permit, the developer shall provide a copy of appropriate necessary permits or correspondence showing that the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit, Department of Fish and Game 1600 Agreement, or Section 401 Water Quality Certification).
66. Prior to the issuance of a grading permit, the applicant shall submit, and the City review and approve, a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the San Diego Regional Water Quality Control Board. A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the City Engineer and, if applicable, to the Riverside County Flood Control District (RCFCD) for review. The plans must receive District approval prior to 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. 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.
67. Prior to the issuance of a grading permit, geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City Engineer. 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'.
68. Prior to the issuance of a grading permit, the developer shall pay the established fee for the Murrieta Creek/Wildomar Valley Area Drainage Plan. Drainage fees shall be paid (with cashier's check or money order only) to the District and a copy of the receipt provided to the City.
69. Prior to the issuance of a grading permit, the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with the Stephens Kangaroo Rat Habitat Conservation Plan and the Western Riverside Multiple Species Habitat Conservation Plan.
70. Prior to issuance of any grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.
71. Prior to the issuance of a grading permit, all of the foregoing conditions shall be complied with prior to the issuance of a grading permit.

## **Prior to Issuance of Building Permit(s)**

72. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.
73. Prior to the issuance of a building permit, the Developer shall demonstrate compliance with the California Title 24.
74. Prior to the issuance of a building permit, the developer shall submit an acoustical study, performed by an acoustical engineer to establish appropriate mitigation measures to reduce ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. If needed, the acoustical study shall include measures to reduce interior noises to appropriate levels. The Building and Planning Departments shall review the studies and require modifications to the project plans to ensure compliance with the interior noise standards.
75. Prior to the issuance of a building permit, the applicant shall submit typical front yard landscaping and irrigation plans to Planning Department. These plans shall include water usage calculations, estimate of irrigation, and if applicable, the location of all existing trees that will remain. All plans and calculations shall be designed and calculated in compliance with the requirements of Chapter 17.276 of the Zoning Code and the Water Efficient Irrigation Guidelines. The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved Grading Plan.
76. Prior to the issuance of a building permit, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department. Approved water plans must be at the job site. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.
77. Prior to the issuance of a building permit, a minor plot plan for a model home complex shall be approved by the Planning Director
78. Prior to the issuance of a building permit, a wall and fence plan (minor plot plan) shall be approved by the Planning Director. The wall and fence plan shall contain the following:
  - A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
  - B. The land divider/permit holder shall construct a six (6) foot high decorative block wall around the project boundary. An anti-graffiti coating shall be provided on the exterior of all block walls, and written verification from the developer shall be provided to the City of Wildomar.
  - C. Side yard gates are required on one side of front yard, and interior fencing shall be constructed of wrought iron, wood, vinyl, or tubular steel. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining.

- D. Corner perimeter lots shall be constructed with wrap-around decorative block wall returns.
  - E. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.
  - F. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.
79. Prior to the issuance of a building permit, a plot plan application shall be submitted to, and approved by the Planning Director for lots included within that plot plan. The plot plan shall contain the following elements:
- A. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
  - B. Each model floor plan and elevations (all sides).
  - C. Colors and materials.

The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this Final Site Development plot plan condition of approval shall be cleared individually.

80. Prior to the issuance of a building permit and following the approval of plot plan for the Model Home Complex, a plot plan application shall be submitted to the Planning Department, along with the current fee. The Model Home Complex plot plan shall contain the following elements:
- A. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
  - B. Show front, side and rear yard setbacks.
  - C. Provide two dimensioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
  - D. Show detailed fencing plan including height and location.
  - E. Show typical model tour sign locations and elevation.
  - F. Provide a Model Home Complex Landscape and Irrigation Plan.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this model home complex condition of approval shall be cleared individually.

81. Prior to the issuance of a building permit, the land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the Planning Department for review and approval. The plot plan shall contain the following elements:
  - A. A color photo-simulation of a frontal view of all/the entry monument with landscaping.
  - B. A plot plan of the entry monument with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
82. Prior to issuance of building permits, performance securities, in amounts to be determined by the Planning Director to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by City Attorney and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.
83. Prior to issuance of building permits, the impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.
84. Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.
85. Prior to the issuance of a building permit, all of the foregoing conditions shall be complied with prior to the issuance of a building permit.

**Prior to Release of Power, Building Occupancy, or Any Use Allowed by This Permit**

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

86. Prior to the 40<sup>th</sup> (80% of the approved units) release of occupancy all of the following improvements shall be completed.
  - A. Primary and alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
  - B. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
  - C. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- D. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
  - E. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
  - F. All private common area landscaping shall be completed and ready for inspection.
  - G. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with the approved plans and local requirements.
87. Prior to release of occupancy, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with the Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.
  88. Prior to final inspection, electrical power, telephone, communication, and cable television lines shall be placed underground in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461, or as approved by the Public Works Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Engineering Department as proof of completion.
  89. Prior to occupancy, all street lights shall be installed in accordance with the street lighting plan and the standards of Ordinance 460 and 461. Annexation into a lighting and landscape maintenance district, or other mechanism acceptable to the City Engineer, shall also be completed.
  90. Prior to final inspection, if warranted, the Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of Public Works.
  91. Prior to final inspection, all front yard and slope landscaping within individual lots shall be completed and installed according to the approved plans to the satisfaction of the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Department to schedule the final inspection(s).
  92. Blue retro-reflective 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.

93. Prior to release of power, building occupancy, or any use allowed by this permit, Schedule A fire protection approved standard fire hydrants, (6" x 4" x 2½ ") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.
94. Prior to final inspection, the Applicant shall replace or install (as appropriate) street name signs in accordance with City of Wildomar Improvement Standards and to the satisfaction of the City Engineer.
95. Prior to occupancy, the Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances, and to the satisfaction of the City Engineer.
96. Prior to release of power, building occupancy, or any use allowed by this permit, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.
97. Prior to release of power, building occupancy, or any use allowed by this permit, all of the foregoing conditions shall be complied with prior to release of power, building occupancy, or any use allowed by this permit.

Concurrence with, and Acknowledgement of the Receipt of, these Conditions of Approval:

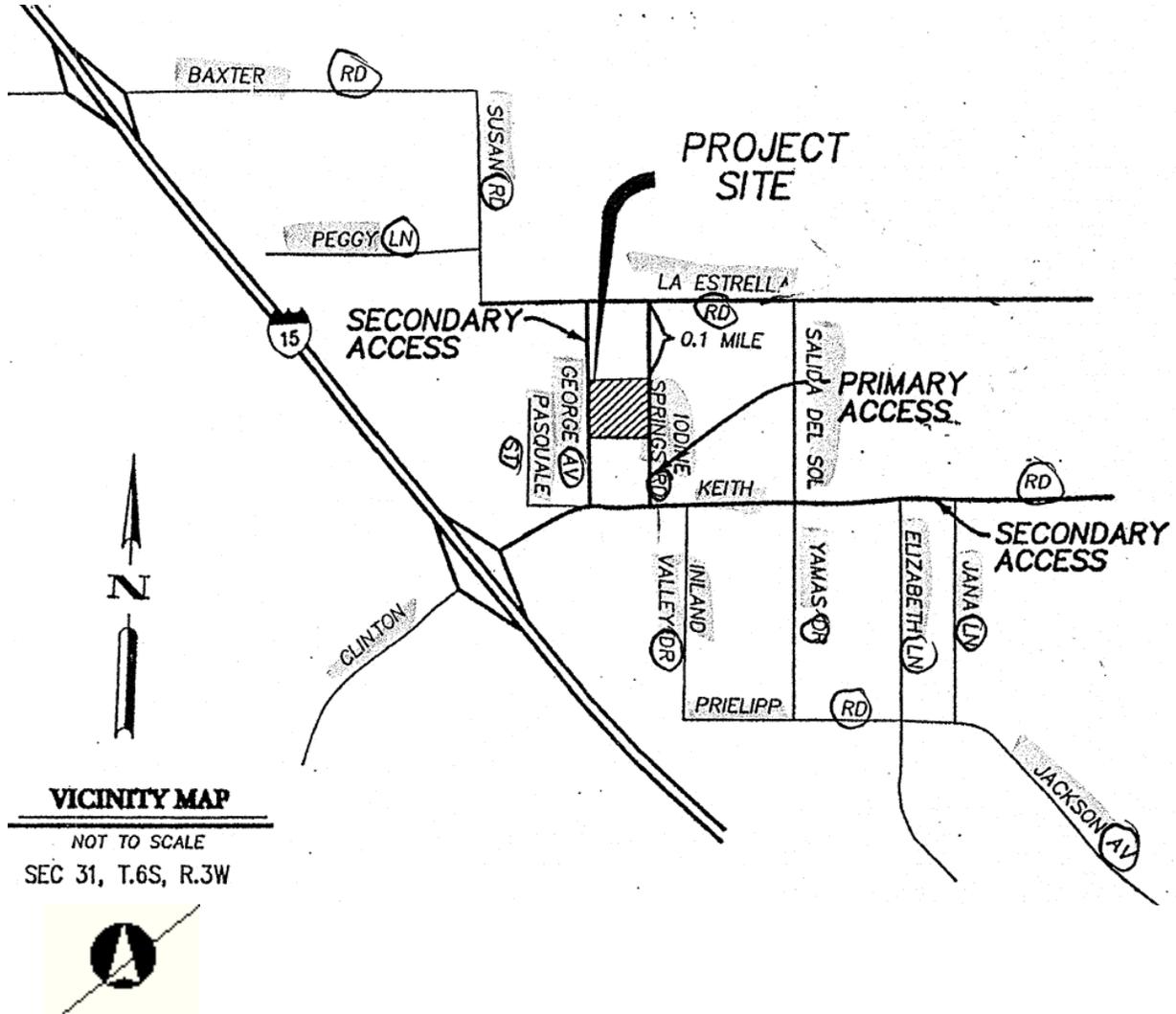
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**Applicant's Signature**

**Date**

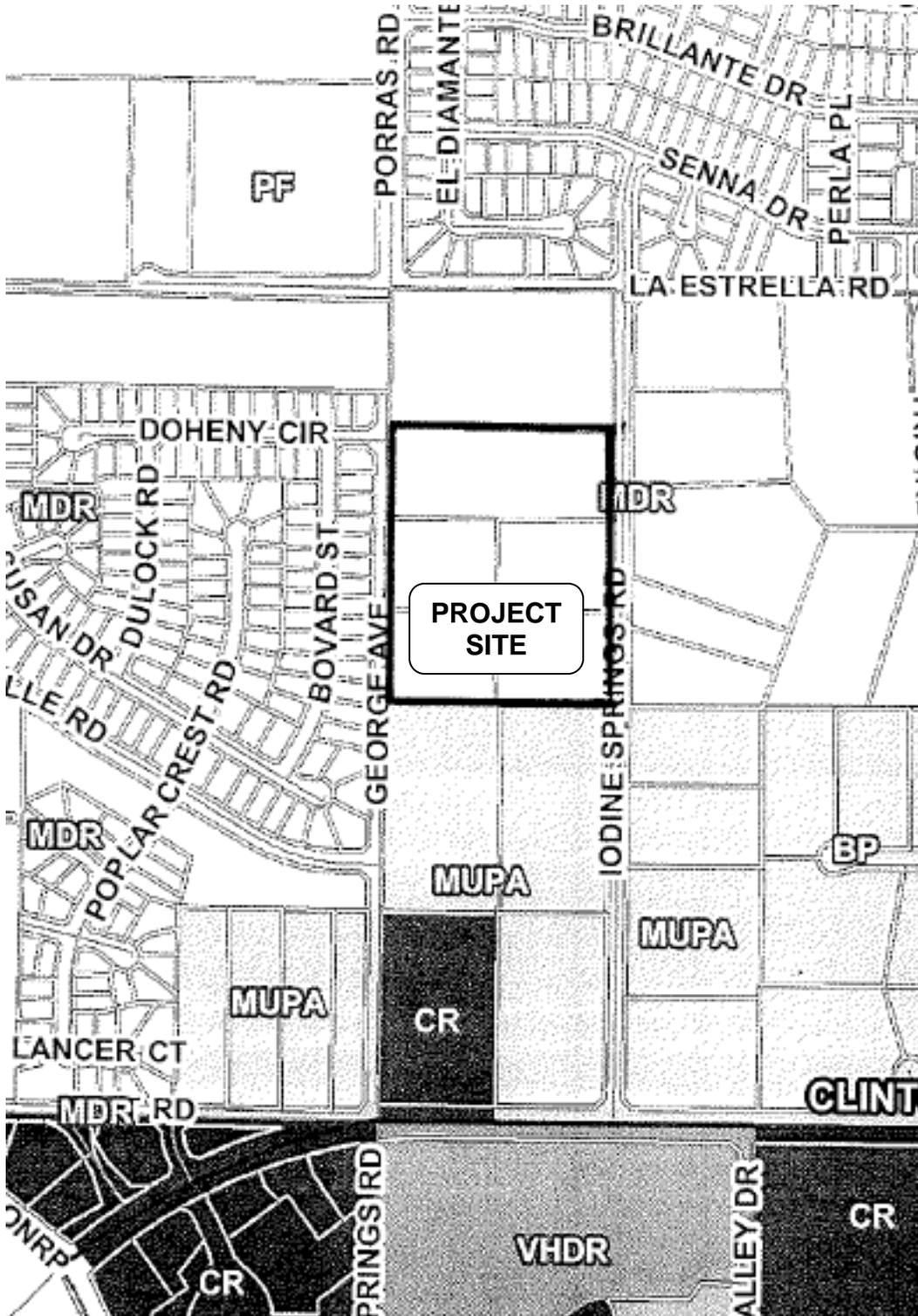
# ATTACHMENT B

# VICINITY MAP



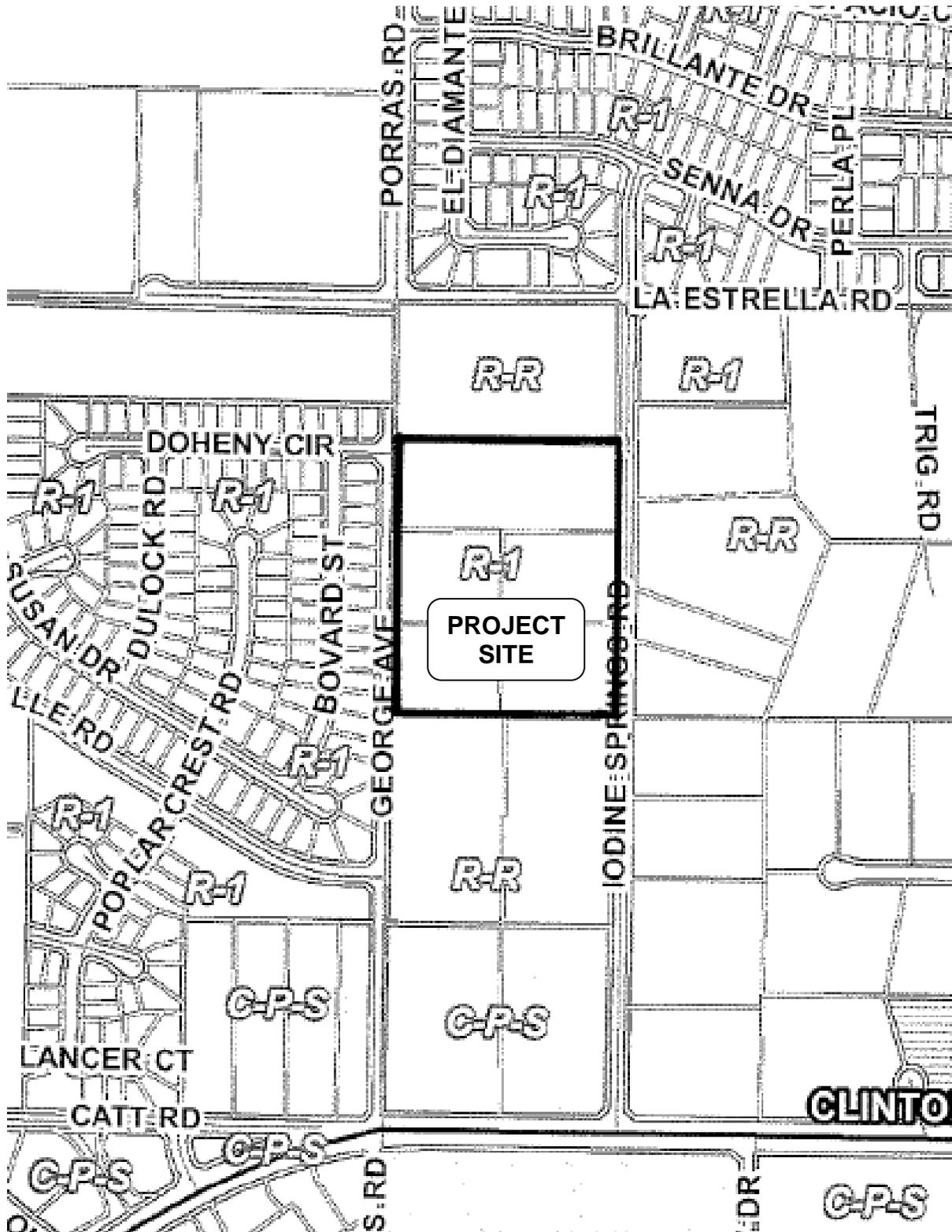
# ATTACHMENT C

GENERAL PLAN LAND USES



# ATTACHMENT D

EXISTING ZONING

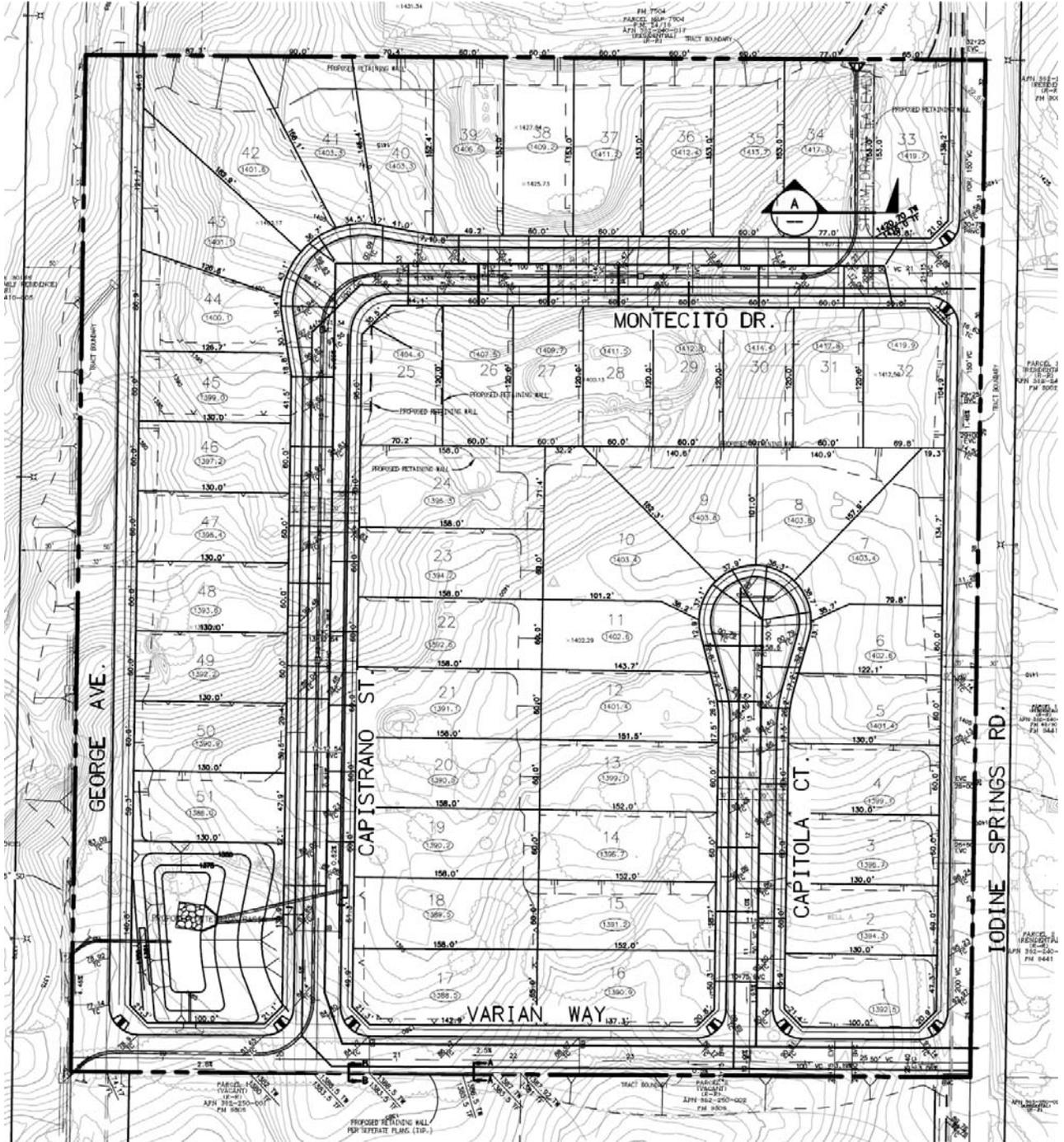


# ATTACHMENT E



# ATTACHMENT F

# RECOMMENDED REVISED LAYOUT FOR TTM 31479



# ATTACHMENT G

# Tentative Tract Map & Parcel Map Extension of Time – Environmental Determination

Project Case Number: TR31479  
 Original E.A. Number: 39102  
 Extension of Time No.: SECOND  
 Original Approval Date: February 24, 2004  
 Project Location: Westerly of Iodine Springs Road and easterly of George Avenue.

Description of Land Division: The tentative tract map proposes a Schedule A subdivision of 15.5 acres into 52 residential lots, one detention basin lot and one drainage easement lot.

On August 8, 2008 this land division and its original environmental assessment/environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 David Mares, Principal Planner

Date: 08/08/08  
 For Ron Goldman, Planning Director

# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39102  
**Project Case Type (s) and Number(s):** Change of Zone No. 6823, Tentative Tract Map No. 31479  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 39493 Los Alamos Road, Murrieta, CA 92563  
**Contact Person:** Andrew Huneck  
**Telephone Number:** (909) 600-6174  
**Applicant's Name:** HJK Consultants, Inc., Jei Kim  
**Applicant's Address:** 41769 Enterprise Circle North, Suite 202, Temecula, CA 92590

### I. PROJECT INFORMATION

**A. Project Description:** The project proposes to change the zone from Rural Residential (R-R) to One Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 15.5 gross acres into 52 lots with a minimum lot size of 7,200 square feet, a 10,773 square foot detention basin lot, a 2,600 square foot drainage easement lot.

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

**C. Total Project Area:** 15.5 Acres  
**Residential:** Acres 15.5; Lots 52 ; Units ; **Projected No. of Residents.** 134  
**Commercial:** Acres ; Lots ; **Sq. Ft. of Bldg. Area** ; **Est. No. of Employees**  
**Industrial:** Acres ; Lots ; **Sq. Ft. of Bldg. Area** ; **Est. No. of Employees**  
**Other:**

**D. Assessor's Parcel No(s):** 362-240-020, 362-240-021, 362-240-022, 362-240-023 & 362-240-016

**E. Street References:** Easterly of George Avenue, northerly of Clinton Keith Road, southerly of La Estrella Street, and westerly of Iodine Springs Road

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 31, Township 6 South, Range 3 West

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

The site is located at an elevation of about 1,400 feet and consists primarily of flat terrain draining primarily to the south. There are several existing houses and other structures on the site and the project has been significantly disturbed by human activities. There are several piles of rocks and other debris scattered throughout the site. The dominant plant community is a disturbed non-native grassland and several patches of disturbed shrubs are also scattered throughout the site. Numerous non-native trees and shrubs have been planted around the site, particularly in association with the existing buildings. The plant diversity is relatively low given past development activities on the site.

### II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

**A. Land Use Area Plan**

1. Elsinore

B. Riverside County General Plan Land Use Allocation Map Information

1. Riverside County Land Use Designation: Medium Density Residential (2-5 Dwelling Units per Acre)

C. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not applicable

2. Specific Plan Planning Area, and Policies, if any: Not applicable

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

E. Proposed Zoning, if any: One Family Dwellings (R-1)

F. Adjacent and Surrounding Zoning: Rural Residential (R-R)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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.

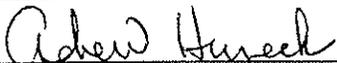
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration 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

December 11, 2003

Date

Andrew Huneck

Printed Name

Robert C. Johnson, Planning Director

## 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 County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AESTHETICS** Would the project

**1. Scenic Resources**

a) Have a substantial effect upon a scenic highway corridor within which it is located?

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?

Source: Riverside County Integrated Project (RCIP)

Findings of Fact: The project site is not located within a designated scenic corridor and does not have any unique features. 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; nor will the project result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655, RCIP

Findings of Fact: The project site is located approximately 27.49 miles from the Mt. Palomar Observatory and is within Zone B. Each lot in Tentative Tract Map No. 31479 will have one residence, which will have exterior and interior lighting installed that will create additional glares. However, these new light sources should not be adverse as long as appropriate lighting fixtures are employed, including low pressure sodium vapor (LPSV) street lights, and all other Class II outdoor lighting in compliance with Riverside County Ordinance No. 655.

Mitigation: The applicant shall adhere to the requirements of Riverside County Ordinance No. 659, and the conditions of approval as stated in 50.PLANNING.20.

Monitoring: Monitoring shall be provided by the Riverside County Planning Department and Building and Safety Department.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Tentative Tract Map No. 31479, project review

Findings of Fact: Individual property owners may install security lighting and unshielded lighting that could cast glares and lighting onto neighboring properties. However, impacts due to light sources will be minimal due to the limited size of the project, and the types of lighting associated with the project.

Mitigation: The applicant shall adhere to the conditions of approval as stated in 50.PLANNING.20.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department and Building and Safety Department.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP, Ordinance No. 625, County GIS data

**Findings of Fact:** The subject property is designated as Farmland of Local Importance and is not currently under a Williamson Act contract. The project will cause the development of non-agricultural uses, but the development is not within 300 feet of agriculturally zoned property.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

**Source:** RCIP, County GIS data, TR31479, project review

**Findings of Fact:** Short term impacts on air quality may occur during construction activities. Emissions from construction equipment and dust during individual parcel development will be generated by the project. As such, the applicant has been conditioned to comply with 10.BS GRADE.4 with regard to dust control measures.

Since the impacts to air quality are temporary, and there are no sensitive receptors in the area, the overall air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality impacts are not anticipated to be significant.

Implementation of the proposed project would not emit objectionable odors in the project vicinity that would affect a substantial number of people. Grading and construction activities for the proposed project would involve activities and the use of equipment typical of residential development. The emission of objectionable odors is not anticipated during construction of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County GIS data, TR31479, project review, General Biological Assessment dated 10/15/03 prepared by RCA Associates, Inc.

Findings of Fact: The General Biological Assessment determined that the project will have no adverse or significant impacts on any sensitive or listed species, nor will the project have any impact on critical habitats. The project site is not located within a cell criteria area of the Multi-species Habitat Conservation Plan. However, the project may have Burrowing Owl's on the site. A survey of Burrowing Owls would be recommended 30 days prior to commencement of any construction activities initiated during the breeding season. The burrowing owl breeding season runs from approximately February 1st to August 30<sup>th</sup>. Any occupied burrows found during the survey effort would be mapped on the construction plans. Some restrictions on construction activities may be required in the vicinity of the burrow until the burrow is no longer active, as determined by a qualified biologist.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is also located within the Stephen's kangaroo rat fee area. As such, the applicant will be required to pay mitigation fees per the provisions of Riverside County Ordinance No. 663.

The project will not interfere 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. The project will not have an adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The project will not have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or by other means. The project will not conflict with any local policies or ordinances protecting biological resources.

Mitigation: The applicant shall comply with the conditions of approval 60.PLANNING. 16, 60.PLANNING.22, and 90.PLANNING.13.

Monitoring: Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of grading permits and prior to the issuance of occupancy permits.

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<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"/>

Source: TR31479, project review. Historical/Archeological Resources Survey Report, prepared by CRM TECH dated June 27, 2003.

Findings of Fact: The Historical/Archeological Resources Survey determined, through various avenues of research, no "historical resources" as defined by CEQA within or adjacent to the project area. Therefore, CRM TECH recommended that the County of Riverside may reach a finding of No Impact regarding cultural resources. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by the study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



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 monitoring measures are required.

**11. Liquefaction Potential Zone**

Seismic-related ground failure, including liquefaction?

NA  S  PS  U  R

Source: RCIP

Findings of Fact: The proposed project is not subject to potential liquefaction hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Groundshaking Zone**

Strong seismic ground shaking?

NA  S  PS  U  R

Source: RCIP, Riv. Co. 800 Scale Seismic Maps.

Findings of Fact: The site is located within Groundshaking Zone II. The Riverside County Comprehensive General Plan identifies the proposed project as rated as Generally Suitable. According to the General Plan, this means that expected levels of Groundshaking are generally less than or equal to design levels as defined in the Uniform Building Code (UBC).

Mitigation: Potential impacts from Groundshaking can be mitigated to a level of insignificance through compliance with the UBC and the building permit review process. Such compliance shall be required.

Monitoring: Monitoring shall be made by the Department of Building and Safety through the review of building plans.

**13. Landslide Risk**

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

NA  S  PS  U  R

Source: Riv. Co. 800 Scale Seismic Maps or On-site Inspection, RCIP

Findings of Fact: The site is not identified as having the potential for landslide or rockfall hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Ground Subsidence**

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

Source: Resolution No. 94-125

Findings of Fact: There are no indications that the geologic unit or soil is unstable, or that the soil would become unstable as a result of the project, and potentially result in ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

Such as seiche, mudflow or volcanic hazard?

Source: Tentative Tract Map No. 31479, project review.

Findings of Fact: Available information indicates no seiche, mudflow or volcanic hazard potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

b. Would the project:

**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?

Source: Riv. Co. 800 Scale Slope Maps and Tentative Tract Map No. 31479

Findings of Fact: The project as designed, proposes graded slopes which will not exceed ten (10) feet in vertical height. The project will not result in grading that will affect or negate any existing sewage disposal system. Incorporation of the Building and Safety Grading and Planning Department conditions of approval into the project design will ensure the project conforms with all applicable County Ordinance requirements. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved as stated in 10.BS GRADE.5, and 10.BS GRADE.8 of the conditions of approval.

Mitigation: No mitigation measures are proposed.

Monitoring: No monitoring measures are proposed.

**17. Soils**

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

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?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: During grading activities, there is a potential for the minimal loss of some topsoil due to erosion. However, the impacts from the loss of top soil is less than significant. In addition, the project may have the potential to be located on expansive soil. Therefore, the project has been conditioned for a geotechnical soils report prior to the issuance of a grading permit.

Mitigation: The applicant shall comply with Riverside County Ordinance No. 457 and 60.BS GRADE.4 of the conditions of approval to minimize soil erosion potential during on-site development. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

Monitoring: Monitoring shall be provided by the Riverside County Department of Building and Safety.

**18. Erosion**

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: Development of the subject site has the potential to result in a slight to moderate increase in erosion on and off-site based on the underlying soils. The implementation of the proposed project would not result in additional impacts related to change, deposition, siltation, or erosion which would modify the channel of a river or stream or the bed of a lake.

Mitigation: The applicant shall comply with the erosion control measures stated in Riverside County Ordinance No. 457 and the erosion control measures required by the Riverside County Flood Control District in 60.FLOOD RI.3 to ensure there are only minimal impacts to erosion potential. Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollutant Discharge Elimination System (NPDES) permit shall apply to all construction, cleaning, grading and excavation activities.

In addition, the applicant shall plant and irrigate all manufactured slopes steeper than a 4:1 ratio and 3 feet or greater in vertical height with grass or ground cover as stated in 60.BS GRADE.4 and 90.BS GRADE.1. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

Monitoring: Monitoring shall be provided by the Riverside County Department of Building and Safety and the Riverside County Flood Control District prior to the issuance of grading permits.

**19. Wind Erosion and Blowsand from project either on or off site**

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

Source: Ord. No. 460, Sec. 14.2 & Ord. No. 484

Findings of Fact: The project site is not subject to impacts from blowsand or wind erosion, and will not result in an increase in blowsand or wind erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Tentative Tract Map No. 31479, project application, RCCGP Hazardous Materials and Wastes section.

Findings of Fact: The proposed residential development will not be impacted by, nor emit hazardous materials.

Mitigation: Prior to storing and using chemicals and any other materials that may be hazardous on the site, the property owner will require the developer and contractor to obtain necessary permits from applicable agencies as a means to mitigate any potential impacts such as dust or use of glues and adhesives that are normally applied in residential construction.

Monitoring: Applicable agencies will make on-site inspections to determine permits are in compliance. In addition, complaints from the nearby residents will be investigated by County Code Compliance Officers.

**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: RCIP

Findings of Fact: The proposed project is not within two miles of a public airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**22. Hazardous Fire Area**

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

Source: Riverside County Geographical Information System data, TR31479 project review.

Findings of Fact: The project is located within a hazardous fire area and may expose people or structures to a significant risk or loss, injury or death involving wildland fires.

Mitigation: Prior to map recordation, the applicant shall prepare an Environmental Constraints Sheet (ECS) stamped with several notes pertaining to fire issues including:

- |           |                                |
|-----------|--------------------------------|
| 50.FIRE.1 | MAP - #7-ECS-HAZ FIRE AREA     |
| 50.FIRE.2 | MAP - #43-ECS-ROOFING MATERIAL |
| 50.FIRE.3 | MAP - #46-WATER PLANS          |
| 50.FIRE.4 | MAP - #53-ECS-WTR PRIOR/COMBUS |

The applicant has also been conditioned to provide alternative or secondary access as stated in 50.FIRE.5 of the conditions of approval.

Monitoring: Monitoring shall be provided by the Riverside County Fire Department prior to the recordation of the final map.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County GIS data, TR31479, project review.

Findings of Fact: The project site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

Plan. The site is subject to offsite storm flows from the north. Storm flows will concentrate in two natural watercourses that traverse the property. A natural watercourse with a tributary area of approximately 120 acres traverses the western portion of the site along George Avenue. A second natural watercourse with a tributary drainage area of approximately 10 acres enters the northeastern portion of the site.

Mitigation: Potential runoff and flooding impacts shall be mitigated through compliance with the Riverside County Flood Control District's conditions of approval.

Monitoring: The County Flood Control District shall monitor the required mitigation measures through its review of the Final Map before it is cleared for recordation and through required Flood Control District clearance of their conditions of approval during project development.

**24. Floodplains**

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

NA - 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 the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Zone "C" per FEMA FIRM Map.

Findings of Fact: The project has the potential to increase the amount of runoff water that leaves the project site. These impacts have been mitigated to a level of insignificance through project design and through conditions of approval imposed by the Flood Control District.

Mitigation: Potential runoff and flooding impacts shall be mitigated through compliance with the Flood Control District's conditions of approval.

Monitoring: The Flood Control District shall monitor the required mitigation measures through its review of the Final Map before it is cleared for recordation and through required Flood Control District clearance of their conditions of approval during project development.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>				
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"/>

Source: Riverside County Geographic Information System data, TR31479, project review.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site has a Medium Density Residential (MDR) land use designation within the Elsinore Area Plan. The project is consistent with the Riverside County Integrated Project (RCIP) adopted by the Riverside County Board of Supervisors on October 7, 2003. The project will not affect land use within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Planning**

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

Source: Riverside County Geographic Information System data, TR31479, project review.

Findings of Fact: The proposed tentative tract map is not consistent with the existing Rural Residential (R-R). However, the applicant has submitted Change of Zone No. 6823 proposing to change the zone from R-R to One Family Dwellings (R-1). Since the project site is located adjacent to housing north of La Estrella Road and a proposed tentative tract map to the west, the site is consistent with surrounding and proposed land uses and zoning. The project is consistent with the Medium Density Residential (MDR) land use designation of the Riverside County Integrated Project. The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: Prior to recordation of the final map, Change of Zone No. 6823 shall have been approved and adopted by the Board of Supervisors as stated in 50.PLANNING.4 of the conditions of approval.

Monitoring: Monitoring shall be provided by the Riverside County Planning Department prior to recordation of the final map.

**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: RCIP

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

Findings of Fact: This project will not result in the loss or availability of a known or locally important mineral resource. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**28. Airport Noise**

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

NA       A       B       C       D

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

NA       A       B       C       D

Source: RCIP, 1984 AICUZ Report, M.A.F.B.

Findings of Fact: The proposed project will not be affected by airport noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Railroad Noise**

NA       A       B       C       D                        

Source: RCIP

Findings of Fact: The proposed project will not be impacted by railroad noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA       A       B       C       D                        

Source: RCIP

Findings of Fact: The proposed project will not be impacted by highway noise.

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA     A     B     C     D                

Source: RCIP

Findings of Fact: It is anticipated that no other noise pollution sources will impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?               

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

Source: RCIP, TR31479, project review

Findings of Fact: There will be unavoidable noise increases as build out occur and the land use changes from vacant land to residential. However, the noise increase is not anticipated to be any greater than any other residential subdivision. During construction, there will be an increase of noise levels.

Mitigation: To mitigate temporary noise levels during construction, the builder or contractor must comply with Ordinance No. 457.

Monitoring: Building Inspectors will make on site visits to inspect different phases of construction and will have an opportunity to determine if noise levels are too high. In addition, the general public can call Code enforcement and file a complaint if noise levels and ground bourne vibrations get too high.

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?               

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?               

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

d) Affect a County Redevelopment Project Area?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Cumulatively exceed official regional or local population projections?

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)?

Source: GIS database, RCCGP

Findings of Fact: The proposed project will increase the supply of additional housing on currently vacant land and will not displace any existing housing. The project itself will not create a demand for additional housing. The project site is not a part of a County Redevelopment Area. The project will not result in the population exceeding current projections for the area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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: RCIP, Ordinance No. 659

Findings of Fact: The proposed tract map will have an incremental increase in the potential need for fire services.

Mitigation: Impacts upon fire services will be mitigated through the payment of the Riverside County Development Mitigation fee (Ordinance No. 659) and 10.PLANNING.13 of the conditions of approval.

Monitoring: Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

**35. Sheriff Services**

Source: RCIP, Ordinance No. 659

Findings of Fact: The proposed tract map will have an incremental increase in the potential need for sheriff services.

Mitigation: Impacts upon sheriff services will be mitigated through the payment of the Riverside County Development Mitigation Fee (Ordinance No. 659) prior to the issuance of building permits as stated in 10.PLANNING.13 of the conditions of approval. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

Monitoring: Monitoring shall be provided by the Riverside County Sheriff Department.

**36. Schools**

Source: Riverside County Geographic Information System data, TR30656, project review.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project site is located within the Lake Elsinore Unified School District. The implementation of the proposed subdivision will result in an increased number of students and need for additional classrooms and is expected to require an incremental increase in the need for educational services.

**Mitigation:** Impacts upon the Lake Elsinore Unified School District shall be mitigated pursuant to the provisions of California Law in effect at the time development applications and/or Building Permits are issued and 80.PLANNING.14 of the conditions of approval. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

**37. Libraries**

**Source:** Riverside County Geographic Information System data, TR31479, project review.

**Findings of Fact:** The proposed project will not have an adverse impact upon the provisions of library services in that a full-service library is located in Murrieta. This library has the ability to serve the residents generated from the proposed project.

**Mitigation:** The project shall be required to pay development mitigation fees pursuant to the provisions of Riverside County Ordinance No. 659 as stated in 10.PLANNING.13 of the conditions of approval. This fee contains a public facilities component that may be used by the Board of Supervisors for library facilities. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

**38. Health Services**

**Source:** Riverside County Geographic Information System data, TR31479, project review.

**Findings of Fact:** The project will create an incremental need for additional medical services. However, these types of services are normally user fee or tax supported service, additional medical facilities shall be provided and funded through the Development Mitigation Fee Program administered through the Riverside County Ordinance No. 659. In addition, no shortage in the provision of health care service is expected as a result of the proposed parcel map.

**Mitigation:** The applicant shall be required to pay development mitigation fees pursuant to the provisions of Riverside County Ordinance No. 659 as stated in 10.PLANNING.13 of the conditions of approval. This fee contains a public facilities component that may be used by the Board of Supervisors for public facilities such as health services. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## RECREATION

### 39. Parks and Recreation

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

Source: Ord. No. 460, Section 10.35, Ord. No. 659, TR31479, project review.

Findings of Fact: The project will not have recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will result in new residents utilizing existing neighborhood or regional parks. Additional usage from these new residents shall cause substantial physical deterioration of existing facilities or accelerating physical deteriorating.

Mitigation: The applicant shall submit Quimby fees as stated in 50.PLANNING.8 and 90.PLANNING.6, to assist in the development of recreation and park facilities. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

Monitoring: Monitoring shall be provided by the Riverside County Planning Department prior to recordation of the final parcel map.

### 40. Recreational Trails.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: A review by the County Parks and Recreation Department concluded that recreation trails were not planned for the project area. The project shall not have an adverse impact upon the Riverside County recreational and equestrian trails system.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>            |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input 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"/>

Source: RCIP

Findings of Fact: The Transportation Department has determined that the project is exempt from traffic study requirements. The project will not cause a significant increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project will not result in inadequate parking capacity. 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. The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

The proposed development will not alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The project will not cause an effect upon or a need for new or altered maintenance of roads. The project will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses. The development will not conflict with adopted policies supporting alternative transportation.

Mitigation: The applicant shall improve roadways in accordance with 50.TRANS.2 and 50.TRANS.5 of the conditions of approval. 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 as stated in 50.TRANS.4. Off-site rights-of-way to provide access roads to a paved and maintained road shall be in conformance with 50.TRANS.6 and 50.TRANS.22 of the conditions of approval.

Monitoring: Monitoring shall be provided by the Riverside County Transportation Department prior to map recordation.

#### 42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project is not required to provide bike trails and will not have an adverse impact upon bike trails within Riverside County.

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 monitoring measures are 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?

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

Source: Riverside County GIS data, Letter from Elsinore Valley Municipal Water District dated 7/25/03.

Findings of Fact: The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. Based upon a letter from the Elsinore Valley Municipal Water District (EVMWD) dated July 25, 2003, the site has sufficient water supplies available upon completion of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

Source: Riverside County GIS data, Letter from Elsinore Valley Municipal Water District dated 7/25/03.

Findings of Fact: Development permitted at the proposed project site will require future residents to be served by the Elsinore Valley Municipal Water District. The Elsinore Valley Municipal Water District has agreed to provide connections to their sewer systems as per a letter dated July 25, 2003. The project will not require or result in the construction of new wastewater treatment facilities including septic systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County Waste Management correspondence dated August 4, 2003.

Findings of Fact: The proposed subdivision is expected to have an incremental impact upon area landfills, the overall impact is expected to be less than significant. No objections or concerns were raised by the Riverside

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

County Waste Management Department. In addition, the Riverside County Solid Waste Management Department shall be responsible for the monitoring and implementation of the Solid Waste Management Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utility facilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict nor create any impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

<b>47. Other:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Not applicable

Findings of Fact: No other impacts were identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: TR31479, project review

Findings of Fact: Implementation of the proposed subdivision 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: TR31479, project review

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Ultimate development of the site area including the proposed project would create long-term environmental consequences that are connected with any form of urbanization. However, the proposed project, has been designed to benefit the community and population by providing a the community with integrated, complimentary land uses. Therefore, the environmental effects related to air quality and traffic are reduced while enhancing the quality of life for project residents.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: TR31479, project review

Findings of Fact: The implementation of the proposed subdivision project would not result in additional cumulative impacts related to the issues described above, and no additional mitigation measures would be required.

51. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Source: TR31479, project review

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Implementation of the proposed project would not result in additional impacts related to this issue, and no additional mitigation measures would be required.

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

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## 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. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

**Earlier Analyses Used, if any:** Riverside County Comprehensive General Plan

**Location Where Earlier Analyses, if used, are available for review:**

Riverside County Planning Department  
39493 Los Alamos Road  
Murrieta, CA 92563

T:\TM1\Tr31479\EA39102.wpd



**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item # 5.2**  
**PUBLIC HEARING**  
**Meeting Date: October 6, 2010**

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**TO:** Chairman Devine and Members of the Planning Commission  
**FROM:** David Hogan, Planning Director  
**SUBJECT:** Conditional Use Permits – Duration of Approval

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**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AUTHORIZING ADDITIONAL EXTENSIONS OF TIME FOR CONDITIONAL USE PERMITS” (ZONING CODE AMENDMENT 10-06)

**BACKGROUND:**

The current zoning ordinance contains the procedures and requirements for implementing the zoning ordinance. One of land use approvals discussed in the zoning ordinance is the conditional use permit. According to Section 17.200.060, a conditional use permit is valid for a total of three years unless the project is constructed/starts operation. The zoning ordinance also allows a conditional use permit to be initially approved for either a one or two year period with possible extensions of time to extend the total life of the approval to three years.

During the process of an extension of time for Wildomar Square (Project No. 08-0072), the City received a request to approve an extension of time for three years. This request was presented to the City Council at the August 11, 2010 meeting. Because of the national economic conditions staff felt that modifying the zoning code provision was a reasonable thing to consider. Consequently, staff provided two sample alternative to the City Council address the issue.

- Option A. Adopt an ordinance to allow for more than a single 1-year extension of time for conditional use permits.
  
- Option B. Adopt an ordinance allowing for a one time automatic extension for all conditional use permits similar to what the State has done with subdivision maps in recent years by allowing an additional time for maps that had not expired and had not yet recorded.

As part of the information provided to City Council's staff evaluated the conditional use permit requirements for the some of the surrounding jurisdictions. This additional information if provided in the table below. In all of the zoning ordinances for the other jurisdictions except the City of Lake Elsinore, the duration of the approval for a conditional use permit is identical to the duration of the approval for a plot plan/development plan. Plot plan (i.e. design review) approvals for the City of Lake Elsinore are valid for a total of four years. The initial approval periods and the maximum duration of the allowable extensions of time for conditional use permits are provided below.

<b>Jurisdiction</b>	<b>Initial Approval</b>	<b>Maximum Extensions</b>	<b>Total Approval Period</b>	<b>Zoning Code References</b>
Lake Elsinore	1 year	None	1 year	§17.168.080
Murrieta	2 years	3 years	5 years	§16.052.060.B, §16.080.060.A.4
Temecula	2 years	3 years	5 years	§17.040.010.G, §17.040.010.H
Wildomar	2 years	1 year	3 years	§17.200.060

At the August 11, 2010 meeting of the City Council, following the action to approve the 1-year extension of time for the Wildomar Square project, the Council discussed options and provided the following guidance to staff. Follow the concept of Option B but require the filing and approval of an application for an extension of time. If the request is consistent with the General Plan and the Zoning Ordinance, and still consistent with the surrounding area, then the planning director could approve the extension of time for up to three years. If the director determined that the conditional use permit did not meet these requirements, then the request would be forwarded to the City Council for consideration.

The City Attorney took this direction and prepared an ordinance that has an appeal of the Planning Director's decision to approve or deny the requested extension of time to the City Council. This accomplishes the direction of the City Council by have potentially inconsistent extensions of time (i.e. denial of the extension by the Planning Director) considered by the City Council.

**DISCUSSION:**

Based upon the direction of the City Council, the City Attorney has prepared an ordinance amending the current zoning code provisions located in Section 17.200.060. The proposed revision establishes new procedures for extensions of time on conditional use permits and breaks the existing long section 0.060 into smaller and easier to understand sections. The revisions to the ordinance are outlined below:

Section 17.200.060 Use of permit.

States that conditional use permits are good for an initial period of two years unless an extension is approved. This is consistent with the current ordinance provisions.

Section 17.200.061 Commencement of use.

Defines the term "use" to mean starting substantial construction. This is consistent with the current ordinance provisions.

Section 17.200.062 Request for extension of time.

Authorizes the submittal of an application for an extension of time. This is consistent with the current ordinance provisions.

17.200.063 Maximum project duration.

Allows a conditional use permit with approved extensions of time to be valid for up to five years.

17.200.064 Filing of requests for extensions of time.

Defines the extension of time application requirements, as being the requirements of the planning director. This is consistent with the current ordinance provisions.

17.200.065 Processing requests for extensions of time.

States that the planning director will make a decision on the requested extension of time within 30 days of a complete application.

17.200.066 Grant of extension of time by the planning director.

States that the planning director will use the criteria contained in Section 17.200.067 to either approve, conditionally approve, or deny a requested extension of time.

17.200.067 Criteria to approve an extension of time.

Defines the criteria to approve an extension of time as consistency with general plan and zoning code, and that the local circumstances having changed in a manner that makes the previously approved conditional use permit incompatible with the surrounding area.

17.200.068 Appeal of planning director determination

States that the decision of the planning direction to either approve, conditionally approve, or deny an extension of time can be appealed to the City Council.

17.200.069 Appeal hearing before city council.

Defines the appeal hearing process before the City Council.

Staff recommends that the Planning Commission consider the proposed ordinance contained in Attachment B and provide a recommendation to the City Council.

## **FINDINGS:**

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

*The proposed amendments to the Zoning Ordinance are consistent with and do not conflict with the provisions of the General Plan. The proposed changes effect the approval duration for land use entitlements which are consistent with the adopted General Plan and the land use and zoning requirements defined in the Zoning Ordinance. The proposed modifications to the zoning ordinance are consistent with and further implement the provisions of General Plan, and will not create problems detrimental to the public health, safety and general welfare of the residents of Wildomar.*

## **ENVIRONMENTAL ASSESSMENT:**

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

## **Attachments:**

- A. Planning Commission Resolution
- B. Draft Ordinance
- C. Current Code Requirements

# ATTACHMENT A

**RESOLUTION NO. PC10-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AUTHORIZING ADDITIONAL EXTENSIONS OF TIME FOR CONDITIONAL USE PERMITS” (ZONING CODE AMENDMENT 10-06)**

**WHEREAS**, the City of Wildomar incorporated on July 1, 2008 and adopted the County Zoning Ordinance in effect at that time; and

**WHEREAS**, a request was made by a property owner to allow additional time to initiate development of a previously approved conditional use permit; and

**WHEREAS**, on August 11, 2010 the City Council considered the matter and provided direction to the Planning Commission to consider an ordinance allowing additional time to develop approved conditional use permits; and

**WHEREAS**, on September 25, 2010 the City gave public notice by the methods prescribed the Municipal Code announcing the holding of a public hearing at which the proposed ordinance would be considered; and

**WHEREAS**, on October 6, 2010 the Planning Commission, during a regularly scheduled meeting, considered the ordinance allowing for additional extensions of time for conditional use permits.

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

**SECTION 1. ENVIRONMENTAL FINDINGS.** The Planning Commission, hereby recommends that the City Council find and determine that the project consists of a zoning ordinance amendment related to the requirements and processes for extensions of time for conditional use permits and has no potential to impact the environment. The proposed ordinance does not alter the existing requirements that specific development projects comply with the provisions of the California Environmental Quality Act. Consequently, the proposed ordinance is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**SECTION 2. FINDINGS.** The proposed amendments to the zoning ordinance relate to the requirements and processes for extensions of time for conditional use permits and do not conflict with the provisions of the General Plan or State Law.

SECTION 3. PLANNING COMMISSION ACTION. The Planning Commission hereby makes the following recommendations:

A. Notice of Exemption. That the City Council make a determination that the project is exempt from environmental review in accordance with the provisions of CEQA Guidelines Section 15061(b)(3).

B. Adopt an Ordinance. That the City Council adopt an ordinance entitled "An Ordinance of the City Council of the City of Wildomar Amending Section 17.200.060 and adding New Sections 17.200.061, 17.200.062, 17.200.063, 17.200.064, 17.200.065, 17.200.066, 17.200.067, 17.200.068 And 17.200.069 Relating to the Issuance of Extensions of Time for Conditional Use Permits" as attached hereto and incorporated herein by this reference as Exhibit A.

**PASSED, APPROVED AND ADOPTED** this 6<sup>th</sup> day of October 2010.

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Robert Devine  
Chairman

**APPROVED AS TO FORM:**

**ATTEST:**

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Thomas Jex  
Assistant City Attorney

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David Hogan  
Planning Commission Secretary

# ATTACHMENT B

ORDINANCE NO. \_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AMENDING SECTION 17.200.060 AND ADDING NEW SECTIONS 17.200.061, 17.200.062, 17.200.063, 17.200.064, 17.200.065, 17.200.066, 17.200.067, 17.200.068 AND 17.200.069 RELATING TO THE ISSUANCE OF EXTENSIONS OF TIME FOR CONDITIONAL USE PERMITS**

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

SECTION 1: Environmental Findings. The City Council hereby finds and determines that the project consists of a zoning ordinance amendment related to the requirements and processes for extensions of time for conditional use permits and has no potential to impact the environment. The proposed ordinance does not alter the existing requirements that specific development projects comply with the provisions of the California Environmental Quality Act. Consequently, the proposed ordinance is exempt from CEQA review pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. General Plan Consistency Findings. The City Council hereby finds that the proposed amendments to the zoning ordinance relate to the requirements and processes for extensions of time for conditional use permits and do not conflict with the provisions of the General Plan or State Law.

SECTION 3: Amendment of the Zoning Code. Existing Section 17.200.060 of the Wildomar Municipal Code is hereby amended to read in its entirety as follows:

**“17.200.060 Use of permit.**

All conditional use permits granted pursuant to this chapter, including those previously approved by the County of Riverside prior to the incorporation of the City of Wildomar, shall be valid for two (2) years following the approval of the conditional use permit, unless the permit as granted specifies a shorter time period, and shall be null and void unless the use commences or the approved permit is extended by request of the permittee under the provisions of this chapter.”

SECTION 4: Additions to the Zoning Code. Sections 17.200.061, 17.200.062, 17.200.063, 17.200.064, 17.200.065, 17.200.066, 17.200.067, 17.200.068, and 17.200.069 are hereby added to the Wildomar Municipal Code to read as follows:

**“17.200.061 Commencement of use.**

The term "use" means either the beginning of substantial construction of facilities for the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

**17.200.062 Request for extension of time.**

Any conditional use permit approved pursuant to this chapter may be extended in accord with this chapter by request of the permittee submitted prior to its expiration.

**17.200.063 Maximum project duration.**

If extensions of time are granted, the total time allowed to begin construction or commence the use approved by the conditional use permit shall not exceed a period of five (5) years as calculated from the original effective date of the permit.

**17.200.064 Filing of requests for extensions of time.**

A request for an extension of time in which to begin construction or commence the use an approved conditional use permit may be filed with the planning director, on forms provided by the planning department and shall be accompanied by the processing fee or deposit established by the city council. Additional costs above the amount of the initial deposit shall be paid prior to the final action on the request.

**17.200.065 Processing requests for extensions of time.**

Within thirty (30) days following the filing of a request for an extension of time for a conditional use permit, the planning director shall review the application and make a determination thereon.

**17.200.066 Grant of extension of time by the planning director.**

- A. An extension of time may be granted by the planning director upon a determination that valid reasons exist for the failure of the permittee to implement the conditional use permit within the required period of time and that the request is consistent with the terms and conditions set forth in Section 17.200.067.
- B. Extension requests that are in compliance with the specified extension approval criteria contained in this ordinance may be approved, conditionally approved, or denied by the planning director without public notice or hearing. The planning director shall render the decision on the requested extension in writing. No extension shall be considered valid unless a written decision has been provided by the planning director.

**17.200.067 Criteria to approve an extension of time.**

Approval of any extension of time for an approved conditional use permit shall only be granted if all of the following conditions are met:

- A. The approved conditional use permit remains consistent with the adopted general plan.
- B. The approved conditional use permit remains in conformance with the requirements of the zoning code.
- C. The setting and local circumstances of the approved conditional use permit have not changed in such a way to make the previously approved permit incompatible or inappropriate with the surrounding area.
- D. The request for the extension was filed prior to the expiration date of the conditional use permit.

**17.200.068 Appeal of planning director determination**

Extension requests that are determined by the planning director not to be in compliance with the provisions of Section 17.200.067 may be appealed by the permittee to the city council pursuant to the provisions of Section 17.200.069. Appeals must be filed with the city clerk no later than ten (10) days following determination by the planning director.

**17.200.069 Appeal hearing before city council.**

Any appeal of an extension request that the planning director determines is not in full compliance with the specified extension approval criteria contained in Section 17.200.067 shall be heard by the city council at a noticed public hearing conducted in conformance with the public notice and hearing requirements specified in this chapter. The city council shall have discretion to approve, deny or approve with additional conditions the requested extension of time.”

SECTION 5. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 6. If any section, subsection, subdivision, sentence, clause, 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 the 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, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. The city clerk shall certify to the adoption of this ordinance and shall cause the same to be published in accordance with law.

**ENACTED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2010.

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Bridgette Moore  
Mayor

**APPROVED AS TO FORM:**

**ATTEST:**

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Julie Hayward Biggs  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

# ATTACHMENT C

## TEXT OF ZONING ORDINANCE SECTION 17.200.060

### **“17.200.060 Use of Permit.**

Any conditional use permit that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the board of supervisors, on forms provided by the planning department and shall be filed with the planning director, accompanied by the fee set forth in county Ordinance No. 67I. Within thirty (30) days following the filing of a request for an extension, the planning director shall review the applications, make a recommendation thereon, and forward the matter to the clerk of the board, who shall place the matter on the regular agenda of the board. An extension of time may be granted by the board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit. The term "use" means the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective date of a permit shall be determined pursuant to Chapter 17.192.”

**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item # 6.1**  
**GENERAL BUSINESS**  
**Meeting Date: October 6, 2010**

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**TO:** Chairman Devine and Members of the Planning Commission

**FROM:** David Hogan, Planning Director

**SUBJECT:** Project Concept Presentation – Sunset Ridge

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**RECOMMENDATION:**

Staff recommends that the Planning Commission receive the presentation and provide feedback in the form of comments, concerns, and potential issues concerning a project in and around the area.

**BACKGROUND:**

A common component of the development process is for property owners and developers to ask the Planning Department for their comments and concerns about a particular developing property. In some cases, when large projects are being proposed, it is also advisable to get this type of feedback from the Planning Commission.

The purpose of this Project Concept Presentation is to obtain feedback from the individual members of the Planning Commission on a conceptual project located south and southeast of The Farm. The location of the future project is shown in Attachment A.

The initial discussions with the applicant have indicated that the applicant is considering preparing a specific plan, several tract maps, as well as an environmental impact report. However no applications have been submitted at this time. The applicant has submitted an application for a Pre-Application Review for their conceptual project. The information on Three G Development's conceptual project layout and product types are also attached to this staff report, are contained in Attachments B and C.

Following the application presentation, the developer would appreciate feedback from the Planning Commission on the following subjects.

- (1) General comments and issues related to development in this area.
- (2) General comments and concerns about the conceptual project being presented.
- (3) General comments on any future development in that area.

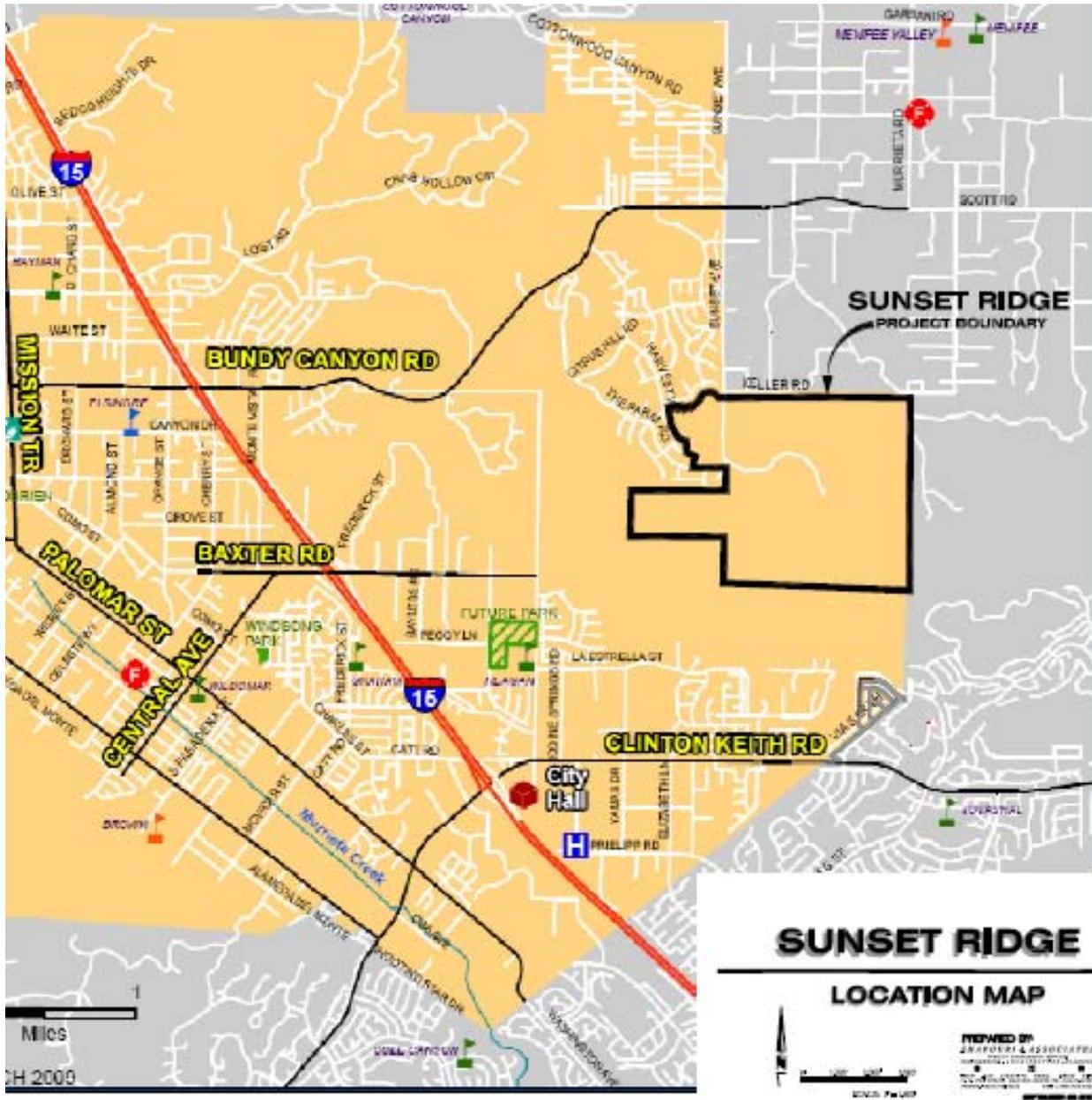
In conclusion, it is important to remember that there is no specific project for the Commission to approve or deny. There is also no requirement or expectation that there be any Commission consensus any of the subjects discussed. The sole purpose of this item is to provide an opportunity for a potential developer to hear directly from the members of the Planning Commission. No formal actions or decisions can be made at this meeting.

**Attachments**

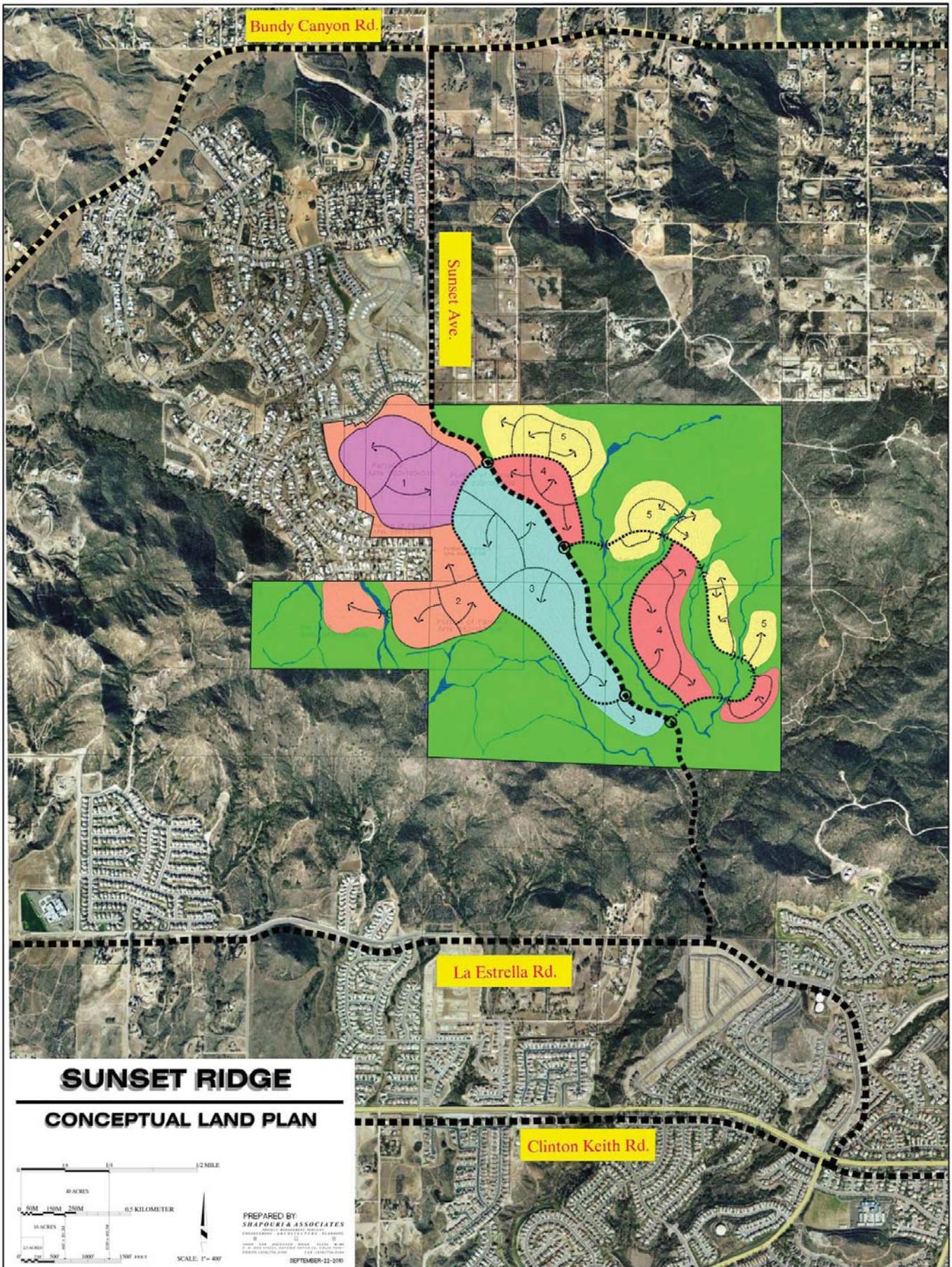
- A. Location Map
- B. Project Layout
- C. Information on Proposed Residential Products

# ATTACHMENT A

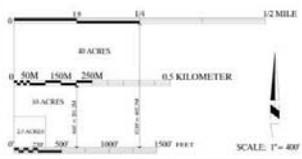
# ATTACHMENT A – PROJECT LOCATION MAP



# ATTACHMENT B



**SUNSET RIDGE**  
**CONCEPTUAL LAND PLAN**



PREPARED BY  
**SHAPOURI & ASSOCIATES**  
 ENGINEERING ARCHITECTURE PLANNING  
 12000 154th Avenue, Suite 100  
 Irvine, CA 92618  
 PHONE: (949) 453-7000  
 FAX: (949) 453-7001  
 SEPTEMBER-22-2009

# ATTACHMENT C

# SUNSET RIDGE

September 24, 2010

Suggested Product

1,180 SINGLE FAMILY HOMES  
WILDOMAR, CA

**Presented by:**

Three G Development



1105 Quail Street, Newport Beach, CA 92660 (Ph) 949-955-3832

# Sunset Ridge

SUGGESTED PRODUCT - 9/24/10

TYPICAL CLUSTER:



PLAN 4

PLAN 2

PLAN 3



PLAN 3

PLAN 3



PLAN 4

PLAN 1

PLAN 1

PLAN 4

SINGLE FAMILY DETACHED (5,000 SF LOTS):



SINGLE FAMILY DETACHED (5,000 SF LOTS CONTINUED):



SINGLE FAMILY DETACHED (6,000 – 8,000 SF LOTS):



2A



2B



2C

SINGLE FAMILY DETACHED (6,000 – 8,000 SF LOTS CONTINUED):



**1A** 4 Car Garage Option



**1B**

SINGLE FAMILY DETACHED (6,000 – 8,000 SF LOTS CONTINUED):



*Elevation A*



*Elevation B*



*Elevation C*

SINGLE FAMILY DETACHED (8,000 – 10,000 SF LOTS):



TRADITIONAL



SPANISH COLONIAL



FRENCH COUNTRY

SINGLE FAMILY DETACHED (10,000+ SF LOTS):



SINGLE FAMILY DETACHED (10,000+ SF LOTS CONTINUED):



**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item # 7.1**  
**DIRECTOR HEARING REPORT**  
**Meeting Date: October 6, 2010**

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**TO:** Members of the Planning Commission  
**FROM:** David Hogan, Planning Director  
**SUBJECT:** Director Hearing Action Report

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**BACKGROUND:**

A Director Hearing was held two Director Hearing in September 2010. A total of two minor plot plan applications were considered. The case information and actions are summarized below.

**September 1, 2010**

**PROJECT 10-0203:** Minor Plot Plan to construct a detached accessory structure for agricultural/nursery purposes and approve a Variance for the increased building height from 20 feet to 23 feet because of property acquisition by EVMWD. Located at 32555 McVicar Street in Wildomar, California. APN: 380-040-011.

**ACTION:** Approved with Conditions.

**September 8, 2010**

**PROJECT 10-0155:** Minor Plot Plan to construct a 2,856 square foot horse stable and a 20,250 square foot riding arena on a 1.14 acre site located at 33315 Winding Way in Wildomar, California. APN: 366-240-044.

Several letters of support from the neighbors were received by staff prior to the meeting.

**ACTION:** Approved with Conditions.