



CITY OF WILDOMAR

PLANNING COMMISSION

Commission Members

Chairman Robert Devine · Vice-Chairman Harv Dykstra

Gary Andre · Scott Nowak · Miguel Casillas

REGULAR MEETING

WEDNESDAY, OCTOBER 7, 2009 AT 7:00 P.M.

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

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

AGENDA

1.0 CALL TO ORDER

- 1.1 Roll Call
- 1.2 Pledge of Allegiance

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

3.0 APPROVAL OF MINUTES:

None.

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

None.

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

5.1 CHANGE OF ZONE, PLOT PLAN AND TENTATIVE PARCEL MAP 35938 (08-0166):

The project proposes a Tentative Parcel Map, Change of Zone from Rural Residential to General Commercial for the development of two commercial retail buildings totaling 20,894 square feet and a 9,305 square foot daycare facility on a 4.16 acre site located at the intersection of Clinton Keith Road and Stable Lanes Street, APNs: 380-120-012, & 380-120-013.

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

5.2 CHANGE OF ZONE AND CONDITIONAL USE PERMIT/PLOT PLAN 09-0265:

The project proposes to change the zoning from Rural Residential (R-R) to General Commercial (C-1/C-P) for three parcels and locate a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site on the northwest corner of Almond Street and Bundy Canyon Road, APNs: 366-210-052, 366-210-053, & 366-210-054.

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

6.0 GENERAL BUSINESS ITEMS:

6.1 City Attorney Report on the Tracy First v. City of Tracy court case.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

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

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

10.0 ADJOURNMENT

The next scheduled Regular Meeting of the City of Wildomar Planning Commission is October 21, 2009 at 7:00 P.M.

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

REPORTS: All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, 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 October 2, 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
Agenda Item 5.1
PUBLIC HEARING
Meeting Date: October 7, 2009

TO: Chairman Devine, Members of the Planning Commission
FROM: Alia Kanani, Planner
SUBJECT: Cimarron Plaza (Stable Lanes Commercial Center)

Zone Change 08-0166, Tentative Parcel Map 35935 and Plot Plan 23333 – The project proposes a Tentative Parcel Map, Change of Zone from Rural Residential to General Commercial for the development of two commercial retail buildings totaling 20,894 square feet and a 9,305 square foot daycare facility on a 4.16 acre site located at the intersection of Clinton Keith Road and Stable Lanes Street, in the City of Wildomar, County of Riverside, California.

APN: 380-120-012 and 380-120-013

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 08-0166 THAT IS LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES WAY KNOWN AS ASSESSOR’S PARCEL NO. 380-120-012 AND 380-120-013”

2. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL AT THE SOUTHWEST CORNER

OF CLINTON KEITH ROAD AND STABLE LANES WAY, KNOWN AS ASSESSOR'S PARCEL NO. 380-120-012 AND 380-120-013"

3. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING PARCEL MAP 35935 TO SUBDIVIDE THE 4.16-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES STREET INTO TWO PARCELS AND PROVIDE FOR ADDITIONAL ROAD DEDICATION ALONG STABLE LANES WAY, KNOWN AS ASSESSOR'S PARCEL NO. 380-120-012 AND 380-120-013"

4. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR RECOMMENDING APPROVAL OF PLOT PLAN 08-0166 TO ALLOW FOR THE DEVELOPMENT OF TWO COMMERCIAL RETAIL BUILDINGS TOTALING 20,894 SQUARE FEET AND A 9,305 SQUARE FOOT DAYCARE FACILITY ON A 4.16-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES WAY KNOWN AS ASSESSOR'S PARCEL NO. 380-120-012 AND 380-120-013"

BACKGROUND:

The applicant is proposing the construction of the two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility. The project will also include a change of zone and subdivision of the two existing parcels into two new parcels and road dedication of Stable Lanes Way. The project is a continuation of the recently constructed Renaissance Plaza project which is located to the west along Clinton Keith Road.

In October 2007, the applicant submitted a Standard Change of Zone (CZ07591) application to the County of Riverside. In a letter dated November 2, 2007, from the County of Riverside Planning Department, the application was deemed not acceptable since the Planning Commission and Board of Supervisors did not historically approve stand alone change of zone applications. The letter requested that a development application to be processed concurrently with the change of zone. In March 2008, the applicant filed an application with the County of Riverside for a Tentative Parcel Map (PM 35935) and Plot Plan (PP23333) to be processed concurrently with the Change of Zone (CZ07591). The proposed project included the subdivision of the project site into

four parcels with two retail commercial buildings (Building A - 11,052 square feet and Building B – 10,451 square feet) and a commercial office building (12,742 square feet) with ground floor parking. The application went through an initial round of County Land Development Committee review, prior to the incorporation of the City of Wildomar. After the City's incorporation in July 2008, the application subsequently transferred to the City for processing.

The project is located on a 4.16 net (5.53 gross) acre site on the southwest corner of Clinton Keith Road and Stable Lanes Way (APN 380-120-012 and 380-120-013). The property has a General Plan Land Use designation of Commercial Retail (CR) and is zoned Rural Residential (R-R). The site consists of two parcels and an undeveloped segment of the right-of-way for Stable Lanes Way to create a trapezoidal project site. The project site is immediately adjacent to the recently constructed commercial shopping center, Renaissance Plaza, to the west. The Stable Lanes Commercial Center, which will be called Cimarron Plaza, is a continuation of Renaissance Plaza. The site generally drains from the south to north into the existing 72" culvert that crosses northerly under Clinton Keith Road and drains into Murrieta Creek. Prior to current grading activities, the site had a moderate slope with prominent hills on the southern portion and northwest corner of the site. Elevations range approximately from 1,230 to 1,320 feet above mean sea level. However, approximately 73,000 cubic yards of the grading has already occurred onsite and the site has manufactured and disturbed slopes as a result. The total size of the project site is 5.35 gross acres. Following the dedication of the future right-of-way for Clinton Keith Road and Stable Lanes Way, the net area for the project is 4.16 acres. The location of the project is provided in Attachment E.

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

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS			
Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Vacant	Commercial Retail (CR)	Rural Residential (R-R)
North*	Vacant	Commercial Retail (CR)	Rural Residential (R-R)
South*	Residential	Medium Density Residential (MDR)	Rural Residential (R-R)

Location	Current Use	General Plan Land Use Designation	Zoning
East*	Vacant	Commercial Retail (CR)	General Commercial (C-1/C-P)
West*	Commercial/Residential	Commercial Retail (CR)/ Medium Density Residential (MDR)	General Commercial (C-1/C-P)/One-Family Dwelling (R-1)

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

Historically, the property was vacant with the exception of a mobile home on the northwest portion of the site that was used for a real estate office. The mobile home has since been removed. Vegetation on the site consists mostly of Riversidian sage scrub, various weed species, ornamental trees and shrubs. Most of the site is disturbed and vegetation has been removed due to current grading activities.

DISCUSSION:

Change of Zone

The General Plan Land Use Designation for the project site is Commercial Retail (CR). According to the Wildomar General Plan, the Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed commercial center, Cimarron Plaza, would be an allowed use in the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designed by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. Currently, the proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The proposed use, a commercial center, is inconsistent with the R-R zoning designation, rural residential, and therefore the use would not be allowed in the R-R zone. As a result, the project applicant submitted an application for a zone change from Rural Residential (R-R) to General Commercial (C-1/C-P). A commercial center would be allowed in the General Commercial zone with approval of a plot plan under Chapter 17.72 of the Wildomar Zoning Code. The proposed zone change from Rural Residential to General Commercial would be consistent with the General Plan Land Use Designation of Commercial Retail.

Plot Plan

The project proposes the construction of the two commercial retail buildings and a daycare facility on a 4.16 net (5.53 gross) acre site. Building A and Building B, the commercial retail buildings, will be located near the northwest corner of the lot on Parcel 1. Building A, which fronts Clinton Keith Road, will have six retail suites for a total of 11,978 square feet. Building B, adjacent to Stable Lanes Way, will have four retail suites. The daycare facility will be located in the rear of the property on Parcel 2. The daycare facility will be a total of 9,305 square feet and include nine open rooms for children of ages 6 weeks to school age children, two administrative offices, a sick area room, waiting room and bathrooms. In addition, the daycare facility will include an 11,206 square foot playground in the rear of the building. The layout of the proposed center is contained in Attachment G.

PROPOSED BUILDING/USE	BUILDING SIZE
Building A - Commercial Retail	11,978 square feet (total)
Suite A - 101	2,451 square feet
Suite A - 102	1,934 square feet
Suite A - 103	2,148 square feet
Suite A - 104	2,295 square feet
Suite A - 105	1,513 square feet
Suite A - 106	1,481 square feet
Building B - Commercial Retail	8,916 square feet (total)
Suite B - 101	2,696 square feet
Suite B - 102	2,158 square feet
Suite B - 103	1,833 square feet
Suite B - 104	2,175 square feet
Daycare Facility	9,305 square feet (total)

The maximum building height in the General Commercial (C-1/C-P) zone is 50 feet per Section 17.72.030.C. All three buildings will be limited to one-story and will not exceed the maximum building height of the zone. Building A will have a maximum building height of 32 feet, Building B will have a maximum building height of 31 feet 9 inches and the daycare facility will have a maximum building height of 30 feet 3 inches.

The off-street parking requirement for general retail commercial per Chapter 17.188.030 is one parking space per 5½ spaces per 1,000 square feet of net leasable floor area. The total net leasable for both Building A and Building B is 20,894 square feet which would require 115 parking spaces. A daycare facility is required to provide one parking space per 500 square feet of gross floor area. The daycare facility is required to provide

19 parking spaces. As for handicap parking requirements for 101-150 parking spaces, five van accessible handicap parking spaces are required. A total of 134 parking spaces plus five van accessible handicap parking spaces are required for the project. The current site plan for the Cimarron Plaza project incorporates a total of 140 parking spaces including six van accessible handicap parking spaces for both the retail commercial buildings and daycare facility.

Three points of access will be provided for the project site. Access from Clinton Keith Road will be taken from a recently constructed driveway for Renaissance Plaza to the west, which includes two driveways between Cimarron Plaza and Renaissance Plaza. A reciprocal access easement will be required prior to the issuance of building permits between Cimarron Plaza and the Renaissance Plaza to allow site access from the Renaissance Plaza driveway off Clinton Keith Road. A third driveway will be located at the southeast corner of the project site and will provide access from Stable Lanes Way. The project will be conditioned to improve both Clinton Keith Road and Stable Lanes Way per the City of Wildomar Road Improvement Standards & Specifications.

The installation of a traffic signal at the intersection of Clinton Keith Road and Stable Lanes Way will be required to address circulation for project site. Onsite circulation is provided by both north-south and east-west drive aisles from the adjacent property, Renaissance Plaza, and driveway access from Stable Lanes Way. The site has been configured to allow for circulation of delivery trucks through the site, and provided adequate site lines and visibility within the site and its access points.

Cimarron Plaza is designed to complement the recently constructed Renaissance Plaza to the west in architecture and building materials. The proposed buildings are generally consistent with the modern suburban commercial architecture commonly labeled as Neo-eclectic/Spanish Colonial style. The exterior walls are primarily stucco with projecting architectural elements and stone veneer wainscoting along the lower wall sections. For buildings with flat roofs, the parapets are commonly capped or accented with cornices and glazed storefront sections are used for the windows and building entrances. The roof parapet walls have been designed to conceal any roof mounted equipment. A condition of approval has been included to require that any roof-mounted vents or equipment not project above the height of the parapet. The building elevations include "signage envelopes" depicting where the future business signage will be located. However, the project will be conditioned to provide a complete sign package for the review and approval of the Planning Department prior to the installation of any signs. The proposed building elevations are included in Attachment H.

The proposed landscape plan for Cimarron Plaza will be a continuation of the landscaping scheme from Renaissance Plaza. The conceptual landscaping plan shows London Plane Tree (*Platanus acerifolia* 'Columbia') along Clinton Keith Road and Stable Lanes Way. Fern Pine (*Podocarpus Gracilior*) and Flowering Pear (*Pyrus Calleryana* 'Aristocrat') trees will be located in the drive aisles and at the project entrances for Clinton Keith Road and Stable Lanes Way. Other trees included in the landscaping plan include Purple Flowering Locust (*Robinia Ambigua* 'Purple Rose') and California

Pepper (*Schinus Molle*). Various shrubs are included in the landscaping plan including, but not limited to, Myoporum Parvifolium (*Prostrate Myoporum*), Acacia Redolens (*Prostrate Acacia*) and Scarlet Firethorn (*Pyacantha Coccinea 'Lelandi'*). Continuing the landscaping scheme of Renaissance Plaza, the applicant proposes a keystone retaining wall with Creeping Rosemary (*Rosmarinus officinalis 'Prostrata'*) planted between the stones along the rear of the property. When the landscape construction and irrigation plans are submitted to the City, staff will evaluate the final locations for all of the proposed plant materials to ensure adequate shading and screening. All landscaping will be required to comply with City of Wildomar standards for coverage, quantity, type, and location.

Based upon the design of the commercial retail center and daycare facility plus the standard regulatory requirements, staff believes that the proposed project would not be detrimental to the health, safety or general welfare of the community and will comply with the General Plan.

Parcel Map

To enable the development of the site, the applicant is also requesting approval of a tentative parcel map. Parcel Map 35935 would subdivide the two existing parcels into two new parcels, Parcel 1 and Parcel 2. Currently, the existing Parcel A is approximately 1.28 net (2.14 gross) acres Parcel B is approximately 2.86 net (3.21 gross) acres. Parcel 1 would increase to 1.93 net (2.93 gross) acres and Parcel 2 would decrease to 2.23 net (2.41 gross) compared to the existing parcels.

EXISTING PARCEL	LOT SIZE (acres)	PROPOSED PARCEL	LOT SIZE (acres)	USE
Parcel A	1.28 net (2.14 gross)	Parcel 1	1.93 net (2.93 gross)	Two commercial retail buildings (Building A and B)
Parcel B	2.86 net (3.21 gross)	Parcel 2	2.23 net (2.41 gross)	Daycare Facility

The parcel map also includes areas to be designated future right-of-way areas for the future expansion of Clinton Keith Road and right-of-way dedication for the build-out of Stable Lanes Way.

The General Commercial (C-1/C-P) Zone does not contain minimum lot requirements since commercial lot patterns are entirely dependent on the proposed use and the configuration of the buildings. Based upon the layout of the proposed site plan, the future development lots will create developable pads in conformance with the requirements of C-1/C-P Zone. To ensure that the final project is consistent with the project being approved by the City, the conditions of approval will require reciprocal ingress, egress, and parking between all parcels, the maintenance of the common

landscaping, and ensure the continued functioning of the CC&Rs as approved by the City. The configuration of Tentative Parcel Map 35935 is contained in Attachment G.

Staff recommends that the Planning Commission recommend approval to the City Council for the requested Zone Change, Tentative Parcel Map and Plot Plan 08-0166 and subject to the attached conditions of approval.

FINDINGS:

Zone Change

- A. The proposed change of zone is in conformance with the adopted General Plan for the City.

The General Plan Land Use Designation for the project site is Commercial Retail (CR). According to the Wildomar General Plan, the Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project proposes the construction of the two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility. A commercial retail center and daycare facility are compatible uses in the Commercial Retail area plan and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designed by the General Plan and area plan land use maps, and LU 23.4, which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. The proposed zone change from Rural Residential (R-R) to General Commercial (C-1/C-P) is consistent with the Commercial Retail General Plan Land Use Designation. The proposed commercial retail center and daycare facility is subject to the development standards of the C-1/C-P zone and has been designed to comply with such development standards.

Parcel Map

1. Tentative Parcel Map 35935 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 CR (Commercial Retail) typically results in project densities from 0.20 to 0.35 FAR. The proposed Map will result in the development of two commercial retail buildings and a daycare facility with an overall FAR of 0.20. This density level does not exceed the range permitted under the General Plan land use designation for this site. One of the primary applicable policies stated in the Land Use Element of the General Plan is

to accommodate the development of commercial uses in areas appropriately designated by the General Plan (Policy LU 23.1). The proposed parcel map will achieve this objective by accommodating appropriately located commercial services to meet the needs of the both regional travelers and local residents. Considering all of these aspects, Parcel Map 35935 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 Parcel Map 35935 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 Parcel Map 35935, in that:

The site is has moderate slopes but grading of the site will create a relatively level site of approximately 5.14 acres. The site is not located within a flood plain and contains no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for commercial development.

4. The site is physically suitable for the density of development proposed under Tentative Parcel Map 35935, in that:

The site is has moderate slopes but proposed grading will create a relatively level site of approximately 5.14 acres with finished building pad elevations at 1,261 feet above mean sea level. The subdivision has been designed to accommodate the development two commercial retail buildings and a daycare facility considering the shape and topography of the site. The project as proposed has a FAR of 0.20. According to the density ranges provided in the Land Use Element of the City's General Plan for the CR land use designation and in the City's Zoning Ordinance for the C-1/C-P zone, a FAR of 0.20 is appropriate for a site of this size and configuration.

5. The design of the subdivision and improvements proposed under Tentative Parcel Map 35935 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. A small remnant of disturbed Riversidian sage scrub habitat was found onsite but it would not be considered viable habitat for any MSHCP-listed plant or animal species. 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. The site does contain one ephemeral drainage course traverses the northeast corner of the project site that is considered California Department of Fish and Game and Army Corp of Engineers jurisdictional waters. The project is designed to preserve the existing hydrological connection between the watershed upstream of the site and Murrieta Creek downstream by installing a drainage culvert. The total area of on/offsite Army Corps of Engineers jurisdictional waters of the United States will be eliminated by installing the culvert total approximately 0.01 acre. In addition, the applicant will be required to obtain all required regulatory permits or waivers from the U. S. Army Corps of Engineers, California Department of Fish and Game, and the San Diego Regional Water Quality Control Board. This determination is fully discussed in the Environmental Assessment/Mitigated Negative Declaration EA08-0166 prepared for the project. In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Wildomar and those of all local and regional governmental agencies having jurisdiction over the site.

6. The design of the subdivision and improvements proposed under Tentative Parcel Map 35935 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 improvements on the site has been conditioned to comply with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access in the immediate neighborhood.

7. The design of the subdivision and improvements proposed under Tentative Parcel Map 35935, 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 Parcel Map 35935, 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 parcels within the proposed subdivision have been arranged to permit orientation of structures to take advantage of natural shade, or to take advantage of prevailing breezes.

Plot Plan

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

The proposed use is consistent with the General Plan and the City of Wildomar Municipal Code. The applicant is applying for a zone change from Rural Residential (R-R) to General Commercial (C-1/C-P). A commercial center would be allowed in the General Commercial zone with approval of a plot plan under Chapter 17.72 of the Wildomar Zoning Code. The change of zone to C-1/C-P would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for a commercial retail center and daycare facility. Plot Plan 08-0166 would approve the development of two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility on a 4.16 net (5.53 gross) acre site. The proposed Project is subject to the development standards of the proposed General Commercial (C-1/C-P) and has been designed to comply with such development standards. The project proposes 140 parking spaces which exceeds the Zoning Code requirements for 139 parking spaces for the two commercial retail buildings and daycare facility. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction by Plot Plan 08-0166 consists of the development of two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square feet daycare facility on a 4.16 net (5.53 gross) acre site. The design of the site, access, circulation, street improvements, and drainage improvements are configured to address the development of a commercial use. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area.

- C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The proposed construction by Plot Plan 08-0166 consists of the development of two commercial retail buildings and a daycare facility located on a 4.16 net (5.53 gross) acre site on the southwest corner of Clinton Keith Road and Stable Lanes Way. The proposed project site has a General Plan Land Use Designation of Commercial Retail. The properties to the north, east and west have a General Plan Land Use Designation of Retail Commercial. In addition, properties to the east and west are zoned General Commercial (C-1/C-P). Adjacent to the project site on the west is a recently constructed commercial retail center, Renaissance Plaza, and several single-family homes to the southwest. The development of the two commercial retail buildings and daycare facility in the proposed location is consistent with the present General Plan Land Use Designation of the area, Commercial Retail, and the surrounding land uses. The project is also consistent with the future land use designation goals of the Wildomar General Plan for the area, which include further commercial development along Clinton Keith Road from I-15 to Palomar Street.

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

Three points of access will be provided for the project site. Access from Clinton Keith Road will be taken from a recently constructed driveway for Renaissance Plaza to the west, which includes two driveways between Cimarron Plaza and Renaissance Plaza. A reciprocal access easement will be required prior to the issuance of building permits between Cimarron Plaza and the Renaissance Plaza to allow site access from the Renaissance Plaza driveways off Clinton Keith Road. Street improvements for Clinton Keith Road will also be required as part of the project. A second driveway will be located at the southeast corner of the project site and access will be provided from Stable Lanes Way. The project will be conditioned to improve Stable Lanes Way per the City of Wildomar Road Improvement Standards & Specifications. A traffic signal at the intersection of Clinton Keith Road and Stable Lanes Way will be required to address circulation for project site. The proposed street system design for Clinton Keith Road and Stable Lanes Way, including the proposed curb and gutters, is consistent with all City standards. A trail system is not a part of this project.

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

The construction of the Project has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the City's Ordinances relating to Stormwater runoff management and other drainage controls. The project drainage design will capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project design and release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation, on- or offsite. In addition the project proposes to place the approximate 110 feet of surface runoff channel onsite in a culvert, which will connect to the existing culvert

under Clinton Keith Road. The City's ordinances, codes, and standards related to drainage have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.

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

Plot Plan 08-0166 consists of the development consists of the development of two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility on a 4.16 net (5.53 gross) acre site. Parcel Map 35935 would subdivide the two existing parcels into two new parcels to accommodate for the development of the two commercial retail buildings and daycare facility on separate parcels. Conditions of approval will prohibit the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel.

ENVIRONMENTAL ASSESSMENT:

The Planning Department prepared and circulated an Initial Study for the Mitigated Negative Declaration for Planning Application 08-0166.¹ Notice was published in The Californian, and was mailed to all property owners within a 300 foot radius of the project site. A copy of the environmental review document was also circulated to potentially interested agencies and was available for public review at City Hall. The document was available for review from September 1, 2009 to September 30, 2009. No "Potentially Significant" impacts were identified in the Initial Study. However, there were impacts determined to be "Less than Significant" with mitigating factors and mitigation measures identified in the Initial Study. During the public review period, the City received four written comment letters concerning the Initial Study from Riverside County Flood Control District, Water Conservation District and Riverside County Waste Management Department, Native American Heritage Commission and South Coast Air Quality Management District. Riverside County Flood Control District and Water Conservation District is requiring payment of fees and a Water Quality Management Plan, which are included in the standard conditions of approval. Riverside County Waste Management Department provided updated landfill statistics and provided comments on traffic, air quality and hazardous waste related to construction waste and waste related to project

¹ *The technical reports for the project were prepared according to the Riverside County Assessor's office parcel data, which indicates Parcel 1 (APN 380-120-012) recorded lot size is 1.5 acres and Parcel 2 (APN 380-120-013) recorded lot size is 3.06 acres. After the project site was resurveyed, Tentative Parcel Map 35395 and Plot Plan 23333 were prepared, it was determined the net acreage for the project site is 4.16 net (5.53 gross), thus the discrepancy between the numbers used in preparation of some of the technical reports. In order to make a conservative estimate regarding impacts of the project on the site 4.5-acres was used to determine significance.*

build out. The Native American Heritage Commission performed a Sacred Lands File Search and confirmed that no Native American Resources were identified within one-half mile of the project site. In addition staff has been in contact with the local Pechanga Tribe to identify any potential impacts. South Coast Air Quality Management District (SCQMD) provided comments that the mitigation measures should be revised to include recommendations for the daycare, which is indentified as a sensitive receptor by SCQMD, and mitigation measures that require adequate buffers for sensitive land from future development projects. As such, mitigation measures and monitoring have been incorporated into the proposed conditions of approval. The Initial Study and Mitigated Negative Declaration are contained in Attachment Exhibit J.

ATTACHMENTS:

- A. Resolution for Mitigated Negative Declaration
- B. Resolution of Approval for Zone Change 08-0166
Exhibit A – Change of Zone Map
- C. Resolution of Approval of Tentative Parcel Map 35935
Exhibit A – Conditions of Approval
- D. Resolution of Approval for Plot Plan 23333
Exhibit A – Conditions of Approval
- E. Location Map
- F. Zoning Change Map
- G. Tentative Parcel Map/Plot Plan
- H. Elevations and Floorplans
- I. Initial Study/Mitigated Negative Declaration
- J. Riverside County Flood Control District and Water Conservation District Letter
- K. Riverside County Waste Management Department Letter
- L. Native American Heritage Commission
- M. South Coast Air Quality Management District

Approved by:

David Hogan
Planning Director

ATTACHMENT A

RESOLUTION NO. 09-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 08-0166 THAT IS LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES WAY KNOWN AS ASSESSOR’S PARCEL NO. 380-120-012 AND 380-120-013”

WHEREAS, an application for a zone change and tentative parcel map and plot plan to allow for two commercial retail buildings totaling 20,894 square feet and a 9,305 square foot daycare facility on a 4.16 acre site at the southwest corner of Clinton Keith Road and Stable Lanes Way has been filed by:

Applicant/Owner: Stable Lane Development, LLC
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Southwest corner of Clinton Keith Road and Stable Lanes Way
APN Number: 380-120-012 and 380-120-013

WHEREAS, the proposed commercial retail buildings totaling 20,894 square feet and 9,305 square foot daycare facility is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”);

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

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

WHEREAS, on August 29, 2009, using a method permitted under CEQA Guidelines Section 15072(b), the City provided notice of its intent to adopt the proposed Mitigated Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk;

WHEREAS, the City made the proposed Mitigated Negative Declaration available for public review beginning on September 1, 2009 and closing on September 30, 2009, a period of not less than 30 days. During the public review period, the City received three written comments concerning the proposed Mitigated Negative Declaration from Riverside County Flood Control District, Water Conservation District and Riverside County Waste Management Department, Native American Heritage Commission and South Coast Air Quality Management District. All three agencies provided comments that will be included in the conditions of approval for the project; and

WHEREAS, the Wildomar Planning Commission conducted a duly noticed public hearing on October 7, 2009 at which it received public testimony concerning the project and the proposed

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

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

SECTION 1. ENVIRONMENTAL FINDINGS.

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

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

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

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

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

E. No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment.

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

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

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Stable Lanes Commercial Project at Southwest corner of

Clinton Keith Road and Stable Lanes Way as shown in Exhibit A which is attached hereto and incorporated herein by reference.

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

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

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

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-____ was duly adopted at a regular meeting held on October 7, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

ATTACHMENT B

RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES WAY, KNOWN AS ASSESSOR'S PARCEL NO. 380-120-012 AND 380-120-01

WHEREAS, an application for a zone change and tentative parcel map to allow for the development of two commercial retail buildings totaling 20,894 square feet and 9,305 square feet daycare facility on a 4.16 acre site at the southwest corner of Clinton Keith Road and Stable Lanes Way has been filed by:

Applicant/Owner: Stable Lane Development, LLC
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Southwest corner of Clinton Keith Road and Stable Lanes Way
APN Number: 380-120-012 and 380-120-013

WHEREAS, the Planning Commission has the authority per Chapter 17.280 of the Wildomar Municipal Code to review and make recommendations to the City Council on Zone Change 08-0166 for a change in zoning from Rural Residential (R-R) to General Commercial (C-1/C-P) for the property located at the southwest corner of Clinton Keith Road and Stable Lanes Way; and

WHEREAS, in accordance with Government Code § 65854, on August 29, 2009, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

WHEREAS, on October 7, 2009 the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 08-0166 at which the Planning Commission considered Zone Change 08-0166; and

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated October 7, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this Zone Change is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on October 7, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a Mitigated Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. ZONE CHANGE FINDINGS.

Pursuant to Wildomar Municipal Code section 17.280, the Planning Commission makes the following findings pertaining to Zone Change 08-0166:

A. The proposed change of zone is in conformance with the adopted General Plan for the City.

The General Plan Land Use Designation for the project site is Commercial Retail (CR). According to the Wildomar General Plan, the Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project proposes the construction of the two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility. A commercial retail center and daycare facility are compatible uses in the Commercial Retail area plan and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designed by the General Plan and area plan land use maps, and LU 23.4, which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. The proposed zone change from Rural Residential (R-R) to General Commercial (C-1/C-P) is consistent with the Commercial Retail General Plan Land Use Designation. The proposed commercial retail center and daycare facility is subject to the development standards of the C-1/C-P zone and has been designed to comply with such development standards.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council for Zone Change 08-0133 to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). to allow for the development of two commercial retail buildings totaling 20,894 square feet and a 9,305 square foot daycare facility on a 4.16 acre site as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 7th day of October 2009.

Robert Devine
Chairman

APPROVED AS TO FORM:

Thomas Jex
Assistant City Attorney

ATTEST:

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-____ was duly adopted at a regular meeting held on October 7, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

ATTACHMENT C

RESOLUTION NO. 09-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING PARCEL MAP 35935 TO SUBDIVIDE THE 4.16-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES STREET INTO TWO PARCELS AND PROVIDE FOR ADDITIONAL ROAD DEDICATION ALONG STABLE LANES WAY, KNOWN AS ASSESSOR’S PARCEL NO. 380-120-012 AND 380-120-013”

WHEREAS, an application for a tentative parcel map to subdivide the 4.16 acre site into two parcels and provide for additional road dedication along Stable Lanes Way at the southwest corner of Clinton Keith Road and Stable Lanes Way has been filed by:

Applicant/Owner: Stable Lane Development, LLC
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Southwest corner of Clinton Keith Road and Stable Lanes Way
APN Number: 380-120-012 and 380-120-013

WHEREAS, the Municipal Code allows the subdivision of a 4.16 acre site into two parcels and additional road dedication, subject to the approval of a Tentative Parcel Map; and

WHEREAS, on August 29, 2009, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation as required under Government Code Section 66451.3 of the holding of a public hearing at which the project would be considered; and

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

WHEREAS, October 7, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Tentative Parcel Map and at which the Planning Commission considered the Tentative Parcel Map; and

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution (09-___).

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated October 7, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this Parcel Map is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on October 7, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a Mitigated Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. MAP ACT FINDINGS.

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

A. Tentative Parcel Map 35935 is consistent and compatible with the objectives, policies, general land uses, and programs specified the City's General Plan.

The General Plan land use designation for the site is CR (Commercial Retail) typically results in project densities from 0.20 to 0.35 FAR. The proposed Map will result in the development of two commercial retail buildings and a daycare facility with an overall FAR of 0.20. This density level does not exceed the range permitted under the General Plan land use designation for this site. One of the primary applicable policies stated in the Land Use Element of the General Plan is to accommodate the development of commercial uses in areas appropriately designated by the General Plan (Policy LU 23.1). The proposed parcel map will achieve this objective by accommodating appropriately located commercial services to meet the needs of the both regional travelers and local residents. Considering all of these aspects, Parcel Map 35935 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 Parcel Map 35935 is consistent with the City's General Plan.

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

C. The site is physically suitable for the type of development proposed under Tentative Parcel Map 35935.

The site is has moderate slopes but grading of the site will create a relatively level site of approximately 5.14 acres. The site is not located within a flood plain and contains no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for commercial development.

D. The site is physically suitable for the density of development proposed under Tentative Parcel Map 35935.

The site is has moderate slopes but proposed grading will create a relatively level site of approximately 5.14 acres with finished building pad elevations at 1,261 feet above mean sea level. The subdivision has been designed to accommodate the development two commercial retail buildings and a daycare facility considering the shape and topography of the site. The project as proposed has a FAR of 0.20. According to the density ranges provided in the Land Use Element of the City's General Plan for the CR land use designation and in the City's Zoning Ordinance for the C-1/C-P zone, a FAR of 0.20 is appropriate for a site of this size and configuration.

E. The design of the subdivision and improvements proposed under Tentative Parcel Map 35935 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is currently vacant and does not contain any significant vegetation or habitat for wildlife. A small remnant of disturbed Riversidian sage scrub habitat was found onsite but it would not be considered viable habitat for any MSHCP-listed plant or animal species. 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. The site does contain one ephemeral drainage course traverses the northeast corner of the project site that is considered California Department of Fish and Game and Army Corp of Engineers jurisdictional waters. The project is designed to preserve the existing hydrological connection between the watershed upstream of the site and Murrieta Creek downstream by installing a drainage culvert. The total area of on/offsite Army Corps of Engineers jurisdictional waters of the United States will be eliminated by installing the culvert total approximately 0.01 acre. In addition, the applicant will be required to obtain all required regulatory permits or waivers from the U. S. Army Corps of Engineers, California Department of Fish and Game, and the San Diego Regional Water Quality Control Board. This determination is fully discussed in the Environmental Assessment/Mitigated Negative Declaration EA08-0166 prepared for the project. In addition, this project has been conditioned to comply with the environmental policies and regulations of the City of Wildomar and those of all local and regional governmental agencies having jurisdiction over the site.

F. The design of the subdivision and improvements proposed under Tentative Parcel Map 35935 is not likely to cause serious public health problems.

The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance, the construction of all improvements on the site has been conditioned to comply with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards

and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access in the immediate neighborhood.

G. The design of the subdivision and improvements proposed under Tentative Parcel Map 35935, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

H. The design of the subdivision proposed Tentative Parcel Map 35935, adequately provides for future passive or natural heating and cooling opportunities in the subdivision.

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

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council for Tentative Parcel Map 35935 to subdivide the 4.16 acre site into two parcels and provide for additional road dedication along Stable Lanes Way at the southwest corner of Clinton Keith Road and Stable Lanes Way as shown in Exhibit A which is attached hereto and incorporated herein by reference.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-_____ was duly adopted at a regular meeting held on October 7, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

EXHIBIT A
CITY OF WILDOMAR
CONDITIONS OF APPROVAL

Planning Application Number: Tentative Parcel Map 35935	
Project Description: Cimarron Plaza (Stable Lanes Commercial Center) Tentative Parcel Map to subdivide the 4.16 acre site into two parcels and provide for additional road dedication along Stable Lanes Way at the southwest corner of Clinton Keith Road and Stable Lanes Way.	
Assessor's Parcel Number(s): 380-120-012 and 380-120-013	
Approval Date: October 9, 2009	Expiration Date: October 9, 2011

Within 48 Hours of the Approval of This Project

1. The applicant/developer shall deliver to the Planning Department a cashier's check or money order made payable to the County Clerk in the amount of Two Thousand Fifty Seven Dollars (\$2,057.00) which includes the One Thousand Nine Hundred Ninety Three Dollars (\$1,993.00) fee, required by Fish and Game Code Section 711.4(d)(3) plus the Sixty-Four Dollar (\$64.00) County administrative fee, to enable the City to file the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075. If within said 48-hour period the applicant/developer has not delivered to the Planning Department the check as required above, the approval for the project granted shall be void due to failure of condition [Fish and Game Code Section 711.4(c)].
2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

3. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations,

mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

4. 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. This tentative subdivision shall expire in three (3) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to five (5) one-year extensions of time, one year at a time.
5. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
6. If subdivision phasing is proposed, a phasing plan shall be submitted to and approved by the Director of Planning.
7. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 08-0166.
8. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Department.
9. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
10. Parking shall be shared across the site, including parking spaces in all lots that are a part of the project. If the project involves multiple lots, the applicant shall submit to the City a copy of a recorded Reciprocal Use Agreement, which provides for cross-lot access and parking across all lots.
11. Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.
12. Minimum required fire flow shall be 1500 GPM for two hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on

the job site. Fire flow is based on type VB construction per the CBC and building(s) having a compliant fire sprinkler system.

13. Super fire hydrant (s) (6" x 4" x 2 ½") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways
14. No grading shall be performed without the prior issuance of a grading permit by the City.
15. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
16. The applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.
17. Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".
18. The Applicant shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.
19. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
20. Improvements such as grading, filling, over excavation and re-compaction, and base or paving which require a grading permit are subject to the included Building Department conditions of approval.
21. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building Department.
22. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.
23. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
24. All paved off-street parking areas shall conform to Ordinance 457 base and paving design and inspection requirements.
25. All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.
26. Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building Department.

27. The Applicant shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.
28. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

Prior to Issuance of Grading Permit(s)

29. 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.
30. Prior to any grading, fill, or other earth-moving activities within the onsite ephemeral channel, the developer shall obtain all required regulatory permits or waivers from the U. S. Army Corps of Engineers, California Department of Fish and Game, and the San Diego Regional Water Quality Control Board.
31. Prior to issuance of any grading or construction permits - whichever comes first the applicant shall provide the City Engineer with evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the City of Wildomar adopts, as part of any ordinance, new regulations specific to the N.P.D.E.S., this project shall comply with them.
32. Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.
33. This project grading plan involves import or export, prior to obtaining a grading permit. The Applicant shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.
34. Prior to the issuance of a grading permit, the applicant shall submit, and the City approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts.

These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.

35. Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.
36. Grading in excess of 199 cubic yards will require performance security to be posted with the City.
37. Prior to the approval of improvement plans, the developer shall submit to the City Engineer a traffic control plan along Clinton Keith Road and Stable Lanes Road to ensure the continued flow of traffic during construction.

Prior to Issuance of Building Permit(s)

38. Prior to Improvement Plan approval, a signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan to the satisfaction of the City Engineer.
39. Prior to Improvement Plan approval, a separate street light plan is required for this project. Street lighting shall be designed and installed in accordance with City of Wildomar Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use City of Wildomar Ordinance 461, Standard No's 1000 or 1001.
40. Proposed retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits unless otherwise approved by the City Engineer. The walls shall be designed by a Registered Civil Engineer unless they conform to the City of Wildomar Standard Retaining Wall designs shown on the Building Department form 284-197.
41. Prior to the issuance of the first building permit, the Applicant shall execute a maintenance agreement for stormwater quality control treatment device to the satisfaction of the City Engineer.
42. Prior to the issuance of a building permit, the Applicant shall install "No Stopping" signs along the project's frontage adjacent to Stable Lanes Road to the satisfaction of the City Engineer.
43. Prior to the first Improvement Plan submittal, the Applicant shall show all easements per the title report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned.
44. The Applicant shall provide a 5-foot backing area within the parking lot at the proposed trash enclosure south of the proposed day care building to the satisfaction of City Engineer.
45. A slope stability report shall be submitted and approved by the City Engineer for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height unless addressed in a previous report.

46. Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the California Title 24.
47. Prior to the issuance of the first building permit improvement plans shall be approved by the City Engineer and improvements constructed or secured by the Applicant.
48. The Applicant shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.
49. The Applicant shall obtain the appropriate clearance letters to the satisfaction of the City Engineer for any sign(s) located within an easement, including a Public Utility Easement.
50. The Applicant shall dedicate visibility easements for all driveways per the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer.
51. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
52. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details.
53. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place
54. All flood control plans to be reviewed shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer.
55. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer.
56. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
57. Prior to the issuance of building permit, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.

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.

58. Prior to release of occupancy, the Applicant shall demonstrate that all development impact and mitigation fees have been paid.
59. 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.
60. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
61. Install a complete fire sprinkler system per NFPA 13 2002 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s) with pipe size in excess of 4" inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is \$164.00 per riser).
62. Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current monitoring plan check deposit base fee is \$192.00).
63. Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee \$627.00).
64. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to enter above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
65. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and Ordinance 460 and 461.
66. Prior to the final inspection, all outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan and the provisions of Chapter 8.08 of the Wildomar Municipal Code.

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

Prior to Recordation of the Final Map

68. A copy of the final map shall be submitted to and approved by the Planning Director and the City Engineer prior to scheduling the Final Map for approval by the City Council.
69. 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.
70. The proposed Shop "B" pad is locating on an existing boundary line between Parcel 380-120-012 and Parcel 380-120-013. Prior to the issuance of the first building permit, the Applicant shall record a boundary line adjustment (BLA) to satisfaction of the City Engineer.
71. 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.
72. A copy of the Environmental Constraint Sheet (ECS) shall approved by the Planning Department with the following notes:
 - a. This property is located within 25 miles of Mount Palomar Observatory. All proposed outdoor lighting systems shall comply with the California Institute of Technology, Palomar Observatory recommendations, Ordinance No. 655.
73. Environmental Constraint Sheet (ECS) must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.
74. Prior to recordation of the final map, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.
75. The Applicant shall show all easements on the final map to the satisfaction of the City Engineer.
76. 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.
77. Prior to the recordation of the Final Map, 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.

78. Prior to the recordation of the final map or issuance of the first building permit, the Applicant shall design and improve Clinton Keith Road per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Interim striping will be determined at Improvement Plan submittal. Improvements shall be constructed across the project frontage and through the intersection with Stable Lane and shall include all required transitions on both ends of the project, including removing, replacing and adding signage and striping off site.
79. Prior to the recordation of the final map or issuance of the first building permit, the Applicant shall dedicate the southerly half - section of Stable Lanes Road, measured, 39' from the approved centerline. Improvements will be based on a 78' collector in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. The Applicant shall dedicate one (1) westbound lane on Stable Lanes Road including appropriate slopes north of Stable Lane Road. Off-site transitions may require additional dedication. 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.
80. Prior to the recordation of the final map or issuance of the first building permit, the Applicant shall dedicate the southerly half - section of Clinton Keith Road, measured, 89' from the approved centerline. Improvements will be based on a 165' urban arterial expanded intersection in accordance with the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.
81. Prior to the recordation of the final map or issuance of the first building permit, the Applicant shall design and improve Stable Lanes Road per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. The Applicant shall also improve one (1) westbound lane on Stable Lanes Road including appropriate slopes north of Stable Lane Road. Improvements may require off-site transitions to adequately facilitate the movement of traffic
82. Prior to the recordation of the final map or issuance of the first building permit, the Applicant shall install a traffic signal at the intersection Clinton Keith Road/Stable Lanes Road to the satisfaction of the City Engineer.
83. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed and placed underground in accordance with ordinance 460 and 461, or as otherwise approved by the City Engineer. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or less along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans 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 City Engineer for verification purposes.

84. Prior to the recordation of the final map or issuance of the first building permit, the Applicant shall provide a reciprocal access agreement between the parcels of this development and Parcels 380-130-015 and 380-130-016 in accordance with the City of Wildomar Improvement Standards and to the satisfaction the City Engineer.
85. Prior to the recordation of the Final Map, the CC&Rs shall be finalized and recorded.
86. Prior to the approval of an improvement plans, the developer shall submit and the City Engineer traffic control plans along Clinton Keith Road and Stable Lanes Road to ensure the continued flow of traffic during construction.
87. Inspection and maintenance of the flood control facilities to be constructed with this tentative map must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request 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 engineer/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.
88. Prior to the recordation of the final map, the developer shall annex into County Service Area, or a similar mechanism, for graffiti abatement and street sweeping through the City Engineer.
89. Prior to recordation of the final map, water and sewer system plans and specifications shall approved by the Elsinore Valley Municipal Water District and the Department of Environmental Health (if required).
90. All flood control plans to be reviewed shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer.
91. Prior to the recordation of the final map, a copy of the Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted and approved by the Planning Director. The CC&Rs shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved with the permission of the City.
92. 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.

- 93. The CC&Rs shall be prepared at the developer's sole cost and expense.
- 94. The CC&Rs shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas, drainage and facilities.
- 95. The CC&Rs shall provide that all property shall be maintained so as not to create a public nuisance.
- 96. An Article must be added to every set of CC&Rs to read as follows:

“Article _____

CONSENT OF CITY OF WILDOMAR

- 1. The Conditions of Approval of Tentative Parcel Map Number 32257 requires the City to review and approve the CC&Rs for the Parcel.
 - 2. Declarant acknowledges that the City has reviewed these CC&Rs and that its review is limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessment procedures, assessment enforcement, resolution of disputes or procedural matters.
 - 3. In the event of a conflict between the Conditions of Approval of the land use entitlements issued by the City for the Parcel or Federal, State, or local laws, ordinances, and regulations and these CC&Rs, the provisions of the Conditions of Approval and Federal, State or local laws, ordinances, and regulations shall prevail, notwithstanding the language of the CC&Rs.
 - 4. These CC&Rs shall not be terminated, amended or otherwise modified without the express written consent of the Planning Director of the City of Wildomar. “
97. An Article must be added to every set of CC&Rs, following the Declarant's signature, to read as follows:

“Article _____

CONSENT OF CITY OF WILDOMAR

The Conditions of Approval for Tentative Parcel Map No. 32257 require the City of Wildomar to review and approve the CC&Rs for the Parcel. The City's review of these CC&Rs has been limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any

approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessments, enforcement of assessments, resolutions of disputes or procedural matters. Subject to the limitations set forth herein, the City consents to the CC&Rs.

Director of Planning

City Attorney”

98. One copy of the final recorded CC&Rs shall be provided to the Planning Department.
99. All of the foregoing conditions shall be complied with prior to recordation of the final map.

ATTACHMENT D

RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR RECOMMENDING APPROVAL OF PLOT PLAN 08-0166 TO ALLOW FOR THE DEVELOPMENT OF TWO COMMERCIAL RETAIL BUILDINGS TOTALING 20,894 SQUARE FEET AND A 9,305 SQUARE FOOT DAYCARE FACILITY ON A 4.16-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES WAY KNOWN AS ASSESSOR’S PARCEL NO. 380-120-012 AND 380-120-013”

WHEREAS, an application for a zone change and tentative parcel map to allow for the development of two commercial retail buildings totaling 20,894 square feet and a 9,305 square foot daycare facility on a 4.16 acre site at the southwest corner of Clinton Keith Road and Stable Lanes Way has been filed by:

Applicant/Owner: Stable Lane Development, LLC
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Southwest corner of Clinton Keith Road and Stable Lanes Way
APN Number: 380-120-012 and 380-120-013

WHEREAS, the Planning Commission has the authority per Chapter 17.216.010 of the Wildomar Municipal Code to review and make recommendations to the City Council on Plot Plan 08-0166; and

WHEREAS, on August 29, 2009, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

WHEREAS, on October 7, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Plot Plan 08-0166 and at which the Planning Commission considered the Plot Plan 08-0166; and

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on, and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution No. PC09-_____

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City’s Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated October 7, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and

§ 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this Plot Plan is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on October 7, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a Mitigated Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. PLOT PLAN FINDINGS.

Pursuant to Wildomar Municipal Code Chapter 17.216.040 and in light of the record before it including the staff report dated October 7, 2009 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

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

The proposed use is consistent with the General Plan and the City of Wildomar Municipal Code. The applicant is applying for a zone change from Rural Residential (R-R) to General Commercial (C-1/C-P). A commercial center would be allowed in the General Commercial zone with approval of a plot plan under Chapter 17.72 of the Wildomar Zoning Code. The change of zone to C-1/C-P would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for a commercial retail center and daycare facility. Plot Plan 08-0166 would approve the development of two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility on a 4.16 net (5.53 gross) acre site. The proposed Project is subject to the development standards of the proposed General Commercial (C-1/C-P) and has been designed to comply with such development standards. The project proposes 140 parking spaces which exceeds the Zoning Code requirements for 139 parking spaces for the two commercial retail buildings and daycare facility. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report.

B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction by Plot Plan 08-0166 consists of the development of two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility on a 4.16 net (5.53 gross) acre site. The design of the site, access, circulation, street improvements, and drainage improvements are configured to address the development of a commercial use. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area.

C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The proposed construction by Plot Plan 08-0166 consists of the development of two commercial retail buildings and a daycare facility located on a 4.16 net (5.53 gross) acre site on the southwest corner of Clinton Keith Road and Stable Lanes Way. The proposed project site has a General Plan Land Use Designation of Commercial Retail. The properties to the north, east and west have a General Plan Land Use Designation of Retail Commercial. In addition, properties to the east and west are zoned General Commercial (C-1/C-P). Adjacent to the project site on the west is a recently constructed commercial retail center, Renaissance Plaza, and several single-family homes to the southwest. The development of the two commercial retail buildings and daycare facility in the proposed location is consistent with the present General Plan Land Use Designation of the area, Commercial Retail, and the surrounding land uses. The project is also consistent with the future land use designation goals of the Wildomar General Plan for the area, which include further commercial development along Clinton Keith Road from I-15 to Palomar Street.

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

Three points of access will be provided for the project site. Access from Clinton Keith Road will be taken from a recently constructed driveway for Renaissance Plaza to the west, which includes two driveways between Cimarron Plaza and Renaissance Plaza. A reciprocal access easement will be required prior to the issuance of building permits between Cimarron Plaza and the Renaissance Plaza to allow site access from the Renaissance Plaza driveways off Clinton Keith Road. Street improvements for Clinton Keith Road will also be required as part of the project. A second driveway will be located at the southeast corner of the project site and access will be provided from Stable Lanes Way. The project will be conditioned to improve Stable Lanes Way per the City of Wildomar Road Improvement Standards & Specifications. A traffic signal at the intersection of Clinton Keith Road and Stable Lanes Way will be required to address circulation for project site. The proposed street system design for Clinton Keith Road and Stable Lanes Way, including the proposed curb and gutters, is consistent with all City standards. A trail system is not a part of this project.

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

The construction of the Project has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the City's Ordinances relating to Stormwater runoff management and other drainage controls. The project drainage design will capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project design and release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation, on- or offsite. In addition the project proposes to place the approximate 110 feet of surface runoff channel onsite in a culvert, which will connect to the existing culvert under Clinton Keith Road. The City's ordinances, codes, and standards related to drainage have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.

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

Plot Plan 08-0166 consists of the development consists of the development of two commercial retail buildings totaling 20,894 square feet (Building A is 11,978 square feet and Building B is 8,916 square feet) and a 9,305 square foot daycare facility on a 4.16 net (5.53 gross) acre site. Parcel Map 35935 would subdivide the two existing parcels into two new parcels to accommodate for the development of the two commercial retail buildings and daycare facility on separate parcels. Conditions of approval will prohibit the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council for Plot Plan 08-0166 to allow for the two commercial retail buildings totaling 20,894 square feet and 9,305 square foot daycare facility acre site on a 4.16 acre site at the southwest corner of Clinton Keith Road and Stable Lanes Way as shown in Exhibit A which is attached hereto and incorporated herein by reference.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-_____ was duly adopted at a regular meeting held on October 9, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

EXHIBIT A
CITY OF WILDOMAR
CONDITIONS OF APPROVAL

Planning Application Number: Plot Plan 23333	
Project Description: Cimarron Plaza (Stable Lanes Commercial Center) The development of two commercial retail buildings totaling 20,894 square feet and a 9,305 square foot daycare facility on a 4.16 acre site located at the intersection of Clinton Keith Road and Stable Lanes Street	
Assessor's Parcel Number(s): 380-120-012 and 380-120-013	
Approval Date: October 9, 2009	Expiration Date: October 9, 2012

Within 48 Hours of the Approval of This Project

1. The applicant/developer shall deliver to the Planning Department a cashier's check or money order made payable to the County Clerk in the amount of Two Thousand Fifty Seven Dollars (\$2,057.00) which includes the One Thousand Nine Hundred Ninety Three Dollars (\$1,993.00) fee, required by Fish and Game Code Section 711.4(d)(3) plus the Sixty-Four Dollar (\$64.00) County administrative fee, to enable the City to file the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075. If within said 48-hour period the applicant/developer has not delivered to the Planning Department the check as required above, the approval for the project granted shall be void due to failure of condition [Fish and Game Code Section 711.4(c)].
2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

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

other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

4. The approval of the zone change and plot plan shall comply with the provisions of Title 17 – Zoning (Ordinance 348), unless modified by the conditions listed herein. This approval shall expire in two (2) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to two (2) one-year extensions of time, one year at a time.
5. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 08-0166.
6. The project shall substantially conform to the approved site plan and elevations for the Zone Change and Plot Plan Application 08-0166 and contained on file with the Planning Department.
7. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
8. Parking shall be shared across the site, including parking spaces in all lots that are a part of the project. If the project involves multiple lots, the applicant shall submit to the City a copy of a recorded Reciprocal Use Agreement, which provides for cross-lot access and parking across all lots.
9. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

Materials & Locations

Colors

Tile Roof

MCA Tile, Mission and Turret Tile - 30%
Natural Red – F40, 30% Brick Red – 2f43
and 40% Cinnamon – 2F18

Bricks

Robinson Bricks, “Old Brick Originals” Full
and Thin Bricks - Charlestone

Stone Veneer

Cultured Stone, “Wisconsin Weathered
Edge LedgeStone” CVS-2091

Stucco Building

Dunn Edwards, Sonora Shades – DE 5263

Stucco Building

Dunn Edwards, Friar Tuck – D714

Stucco Building	Dunn Edwards, Weathered Coral – DEC 725
Tower	Dunn Edwards, Red Hook – DE 6091
Tower	Dunn Edwards, Sedona at Sunset – DE 5272
Accent Color	Dunn Edwards, Paloma Tan DE 5297
Building Trim and Cornices	Dunn Edwards, Dover Plains – DE6116

Metal Railings and Grills	Tiger Drylac, Powder Coated RAL 8015
Canvas Awnings	Sunbrella, Forest Vintage Bar Strip 4949
Canvas Awnings	Sunbrella, Mahogany 4667 with Toast Binding
Aluminum Store Front	Anodized Bronze
4x4 Metal Trellis	Tiger Drylac, Powder Coated RAL 8015
Pre-Cast Columns, Trims and Corbels	C.D.I, GS10 Saddle
Rafter Tails and Wood Trellis	Dunn Edwards, Dark Ruby DE 6028
Rafter Tails and Wood Trellis	Dunn Edwards, Dover Plains – DE6116

10. The Applicant shall submit to the Planning Department for the permanent files 8" X 10" glossy photographic color prints of the approved color and materials board and the colored architectural elevations. All labels on the color and materials board and Elevations shall be readable on the photographic prints.
11. 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.
12. 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.
13. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer.
14. Any building signage is subject to the approval of a sign permit. The applicant shall submit a comprehensive signage package for the commercial retail center.
15. Play activity at the daycare facility or any future activity occupying the daycare facility site shall be limited to the hours of 7 a.m. to 7 p.m. No nighttime lightening shall be permitted on the playground to facilitate such play activity, unless authorized for safety purposes.

16. Except in a declared emergency, all truck deliveries to retail commercial and day care facilities on the Stable Lane Development site shall be restricted by deed to the hours 7 a.m. to 7 p.m. This requirement shall be included in any property lease or any sale of property to tenants or buyers of property on the Stable Lane Development site.
17. Tribal monitors from the Pechanga Tribe shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies, to be compensated by the developer.
18. 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.
19. If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Tribe shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation.
20. 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.
21. 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.
22. All driveway surfaces shall be paved with asphalt.
23. Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.

24. Minimum required fire flow shall be 1500 GPM for two hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the CBC and building(s) having a compliant fire sprinkler system.
25. Super fire hydrant (s) (6" x 4" x 2 ½") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.
26. No grading shall be performed without the prior issuance of a grading permit by the City.
27. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
28. The applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.
29. Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".
30. 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.
31. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer and Building Official.
32. The Applicant shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.
33. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
34. Improvements such as grading, filling, over excavation and re-compaction, and base or paving which require a grading permit are subject to the included Building Department conditions of approval.
35. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building Department.

36. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.
37. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
38. All paved off-street parking areas shall conform to Ordinance 457 base and paving design and inspection requirements.
39. All grading and drainage shall be designed in accordance with the included conditions of approval regarding this application.
40. Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building Department.
41. The Applicant shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.
42. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

Prior to the issuance of Grading Permits

43. 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."*
44. The following requirement shall be included in the Notes Section of the Grading Plan: *"If at any time during excavation/construction of the site, paleontological/archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of paleontological, cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified*

specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an paleontological/archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an paleontological/archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."

45. 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.
46. Prior to any grading, fill, or other earth-moving activities within the onsite ephemeral channel, the developer shall obtain all required regulatory permits or waivers from the U. S. Army Corps of Engineers, California Department of Fish and Game, and the San Diego Regional Water Quality Control Board.
47. Prior to issuance of any grading or construction permits - whichever comes first the applicant shall provide the City Engineer with evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the City of Wildomar adopts, as part of any ordinance, new regulations specific to the N.P.D.E.S., this project shall comply with them.
48. Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.
49. This project grading plan involves import or export, prior to obtaining a grading permit. The Applicant shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.
50. Prior to the issuance of a grading permit, the applicant shall submit, and the City approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.

51. Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.
52. Grading in excess of 199 cubic yards will require performance security to be posted with the City.
53. Prior to the approval of improvement plans, the developer shall submit to the City Engineer a traffic control plan along Clinton Keith Road and Stable Lanes Road to ensure the continued flow of traffic during construction.

Prior to Issuance of Building Permit(s)-

54. Prior to the issuance of a building permit, the developer shall submit a photometric plan, including the parking lot to the Planning Department, which meets the requirements of the Title 17 of the Wildomar Municipal Code and Chapter 8.80 (Light Pollution). The parking lot light standards shall be placed in such a way as to not adversely impact the growth potential of the parking lot trees.
55. Landscaping for Cimarron Plaza shall be consistent with the approved landscaping plans for Renaissance Plaza.
56. Three copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, genus, species, and container size of the plants shall be shown. The plans shall be consistent with the requirements of the water efficient landscape ordinance. The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved grading plan.
57. The Applicant shall submit landscaping and irrigation plans within the public right of way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.
58. Building plan check deposit fee of \$307 - 1,056.00 shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.
59. The applicants or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local Water Company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

60. Prior to Improvement Plan approval, a signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan to the satisfaction of the City Engineer.
61. Prior to Improvement Plan approval, a separate street light plan is required for this project. Street lighting shall be designed and installed in accordance with City of Wildomar Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use City of Wildomar Ordinance 461, Standard No's 1000 or 1001.
62. The proposed Shop "B" pad is locating on an existing boundary line between Parcel 380-120-012 and Parcel 380-120-013. Prior to the issuance of the first building permit, the Applicant shall record a boundary line adjustment (BLA) to satisfaction of the City Engineer.
63. Proposed retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits unless otherwise approved by the City Engineer. The walls shall be designed by a Registered Civil Engineer unless they conform to the City of Wildomar Standard Retaining Wall designs shown on the Building Department form 284-197.
64. Prior to the issuance of the first building permit, the Applicant shall execute a maintenance agreement for stormwater quality control treatment device to the satisfaction of the City Engineer.
65. Prior to the issuance of the 1st building permit, the Applicant shall provide a reciprocal access agreement between the parcels of this development and Parcels 380-130-015 and 380-130-016 in accordance with the City of Wildomar Improvement Standards and to the satisfaction the City Engineer.
66. Prior to the issuance of the first building permit, the Applicant shall dedicate the southerly half - section of Clinton Keith Road, measured, 89' from the approved centerline. Improvements will be based on a 165' urban arterial expanded intersection in accordance with the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.
67. Prior to the issuance of a building permit, the Applicant shall design and improve Clinton Keith Road per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Interim striping will be determined at Improvement Plan submittal. Improvements shall be constructed across the project frontage and through the intersection with Stable Lane and shall include all required transitions on both ends of the project, including removing, replacing and adding signage and striping off site.
68. Prior to the issuance of the first building permit, the Applicant shall dedicate the southerly half - section of Stable Lanes Road, measured, 39' from the approved centerline. Improvements will be based on a 78' collector in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. The Applicant shall dedicate one (1) westbound lane on Stable Lanes Road including appropriate slopes north of Stable Lane Road. Off-site transitions may require additional dedication. 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.

69. Prior to the issuance of a building permit, the Applicant shall design and improve Stable Lanes Road per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. The Applicant shall also improve one (1) westbound lane on Stable Lanes Road including appropriate slopes north of Stable Lane Road. Improvements may require off-site transitions to adequately facilitate the movement of traffic.
70. Prior to the issuance of the 1st building permit, the Applicant shall install a traffic signal at the intersection Clinton Keith Road/Stable Lanes Road to the satisfaction of the City Engineer.
71. Prior to the issuance of a building permit, the Applicant shall install "No Stopping" signs along the project's frontage adjacent to Stable Lanes Road to the satisfaction of the City Engineer.
72. Prior to the 1st Improvement Plan submittal, the Applicant shall show all easements per the title report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned.
73. Prior to the issuance of a building permit, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.
74. The Applicant shall provide a 5-foot backing area within the parking lot at the proposed trash enclosure south of the proposed day care building to the satisfaction of City Engineer.
75. A slope stability report shall be submitted and approved by the City Engineer for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height unless addressed in a previous report.
76. Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the California Title 24.
77. Prior to the issuance of the first building permit improvement plans shall be approved by the City Engineer and improvements constructed or secured by the Applicant.
78. The Applicant shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.
79. The Applicant shall obtain the appropriate clearance letters to the satisfaction of the City Engineer for any sign(s) located within an easement, including a Public Utility Easement.
80. The Applicant shall dedicate visibility easements for all driveways per the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer.

81. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
82. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details.
83. The Applicant shall design and install electrical power, telephone, communication, and cable television lines to be placed underground, including existing overhead lines, 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site, in accordance 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. The Applicant shall submit to the City Engineer, for verification purposes, written proof for initiating the design and/or application of the relocation issued by the utility company.
84. Prior to the issuance of a building permit, the Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.
85. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place
86. All flood control plans to be reviewed shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer.
87. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer.
88. Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District. The developer shall pay the appropriate fee for Zone A of the Southwest Road and Bridge Benefit District.
89. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
90. Prior to the issuance of building permit, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees

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.

91. Prior to release of occupancy, the Applicant shall demonstrate that all development impact and mitigation fees have been paid.
92. 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.
93. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
94. Install a complete fire sprinkler system per NFPA 13 2002 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s) with pipe size in excess of 4" inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is \$164.00 per riser).
95. Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current monitoring plan check deposit base fee is \$192.00).
96. Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee \$627.00).
97. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to enter above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
98. Electrical power, telephone, communication, street lighting, and cable television lines shall be designed and placed underground in accordance with ordinance 460 and 461, or as otherwise approved by the City Engineer. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or less along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans 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 City Engineer for verification purposes.

99. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and Ordinance 460 and 461.
100. Prior to the final inspection, all outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan and the provisions of Chapter 8.08 of the Wildomar Municipal Code.
101. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

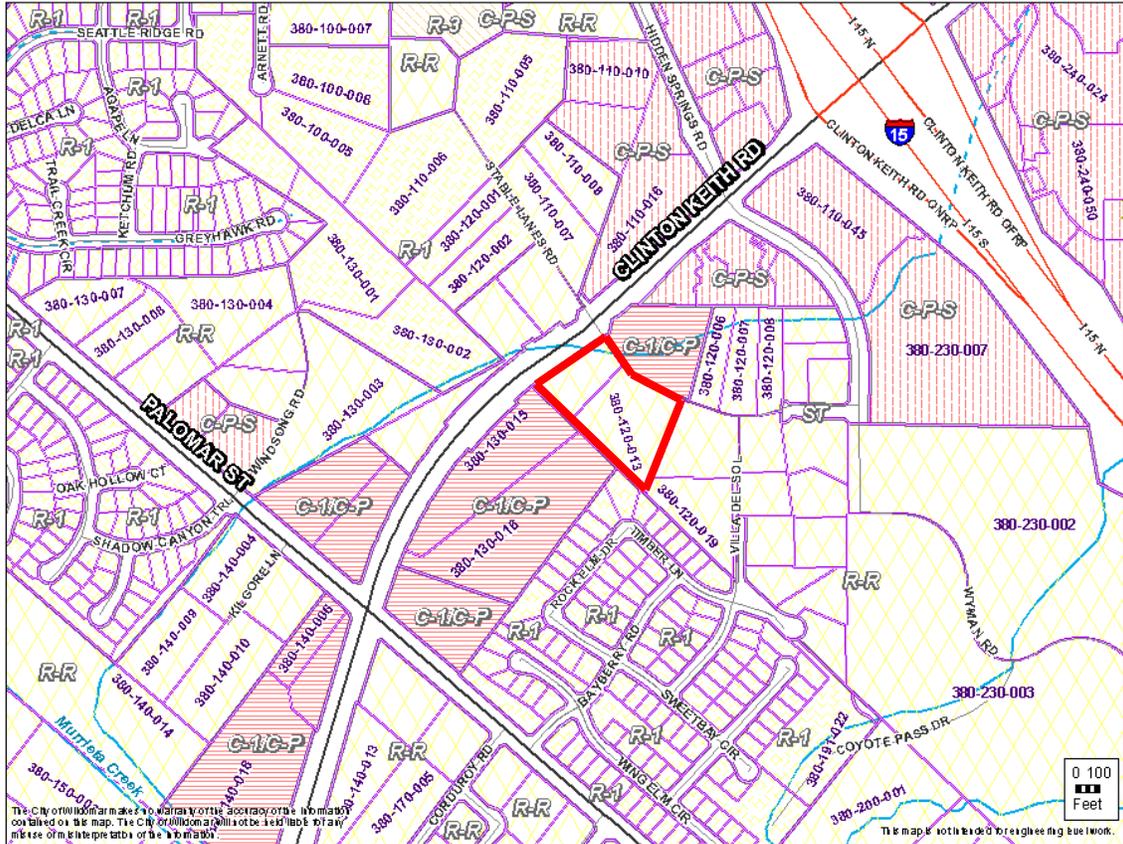
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning (951) 245-3300"

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

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

ATTACHMENT E

LOCATION MAP



 Project Site

ATTACHMENT F

ATTACHMENT G

ATTACHMENT H

ELEVATIONS

Commercial Buildings A and B



SOUTH FRONT ELEVATION - BLDG. A



WEST SIDE ELEVATION - BLDG. A



EAST SIDE ELEVATION - BLDG. A



NORTH REAR ELEVATION - BLDG. A



WEST FRONT ELEVATION - BLDG. B



SOUTH SIDE ELEVATION - BLDG. B



NORTH SIDE ELEVATION - BLDG. B



EAST REAR ELEVATION - BLDG. B

COLOR AND MATERIAL LEGEND

1. BRICK - 2" X 8" PINK HERRING B. HARVEST TONE SAN MARINO, STD. - FAB. 200 BRICK BIRD - 2P43 AND CONCRETE - 3P75 BY MCA 112
2. BRICKS - 2" X 8" ARCHA ORIGINAL FULL B. TRIM
3. BRICK COLOR - "TRAVELER" OR EQUIVALENT BRICKS
4. STONE MASONRY - "MILICORUM" WEATHER EDGE SANDSTONE - 200 2000 - CALIFORNIA STONE
5. STONE TO BE SAND FINISH UNLESS ALL COLORS TO BE BY STONE MASONRY
6. FIELD COLOR - SONOMA SANDS - DE 8385
7. FIELD COLOR - TRIM TONES - DE 710
8. TRIM COLOR - RED WOOD - DE 8841
9. TRIM COLOR - WESTWOOD CROWN - DE 174
10. TRIM COLOR - SONOMA AT NIGHT - DE 1372
11. TRIM COLOR - TRIM TONE - DE 1367
12. TRIM & CORNICES - DOWNS PLAINS - DE 8116
13. ALL METAL FINISHES SHALL TO BE POWDER COATED COLOR: RAL 9011 - R7 "TIGER EYE" LAC
14. COLORED ANODIZING: "TIGER EYE" AND TRIM COLOR BY "TIGER EYE" LAC
15. COLORED ANODIZING: "MAGNOLIA" AND R7 "TIGER EYE" LAC BY "TIGER EYE" LAC
16. ANODIZING: "MAGNOLIA" DISTRIBUTION TO BE ANODIZED BRONZE
17. ALL METAL TRIMMINGS: ALL KEYS SHALL TO BE POWDER COATED RAL 9011 - R7 "TIGER EYE" LAC
18. THE CASE COLLINGS: TRIM CORNICES TO BE BY M.C.A. COLOR TO BE: "TIGER EYE" OR (SEE CASE FROM BY "TIGER EYE" LAC)
19. METAL TRIM & FINISHED WOOD TRIM COLOR TO BE: "DARK RUBY" - DE 8852 BY "TIGER EYE" LAC
20. METAL TRIM & FINISHED WOOD TRIM COLOR TO BE: "DARK RUBY" - DE 8852 BY "TIGER EYE" LAC
21. METAL TRIM & FINISHED WOOD TRIM COLOR TO BE: "DARK RUBY" - DE 8852 BY "TIGER EYE" LAC

BLDG'S 'A' & 'B' ELEVATIONS

SHEET 2 OF 9

THE INFORMATION, DRAWINGS AND SPECIFICATIONS THEREIN ARE AND SHALL REMAIN THE PROPERTY OF MCA ARCHITECTS, INC. THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCA ARCHITECTS, INC.

DATE	REVISION

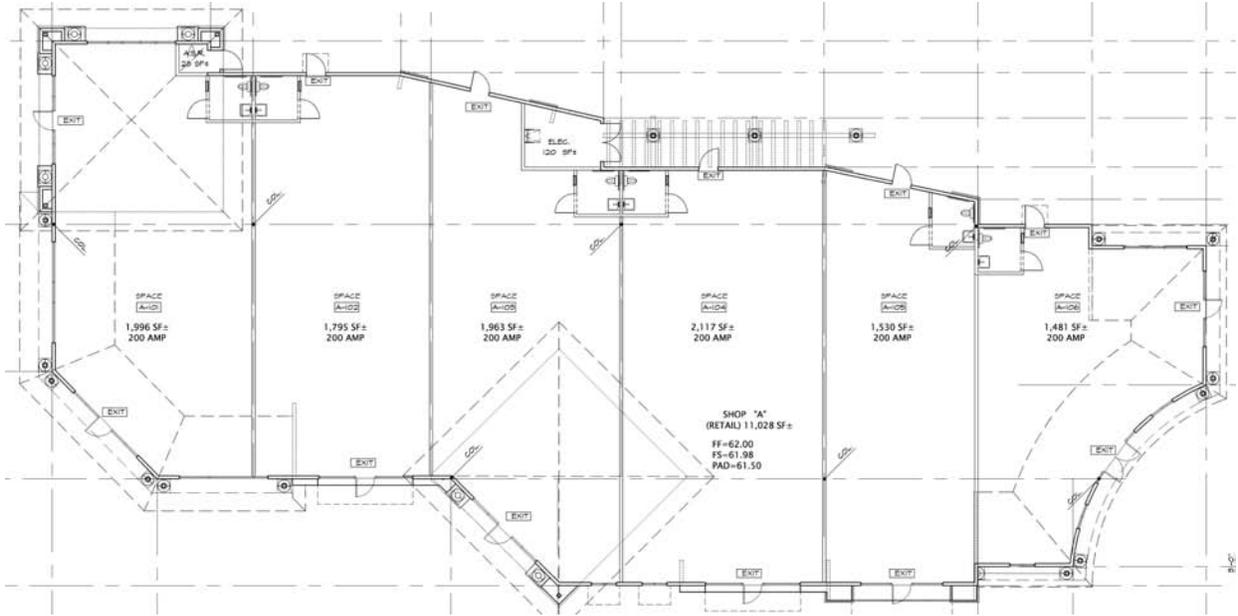
SCALE: 1/16"=1'-0"



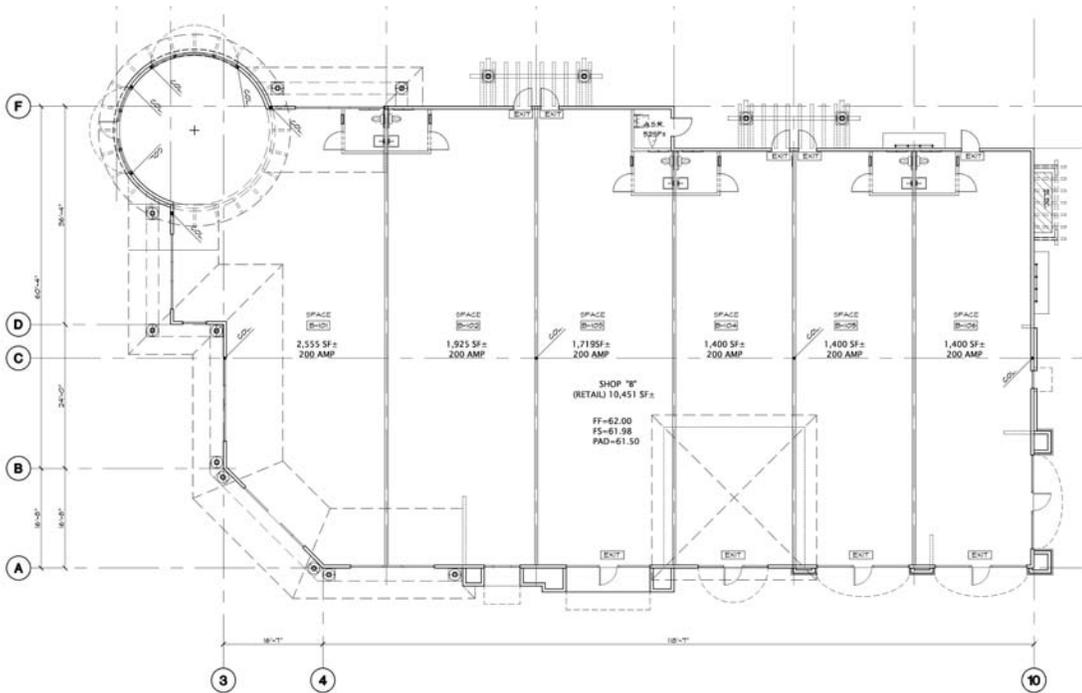
STABLE LANES
CLINTON KEITH, MURRIETA, CA

FLOORPLANS

Commercial Building A



Commercial Building B



ATTACHMENT I

**INITIAL STUDY FOR A
MITIGATED NEGATIVE DECLARATION
FOR
STABLE LANES COMMERCIAL CENTER
TENTATIVE PARCEL MAP 35935
PLOT PLAN 23333, INCLUDING A CONSISTENCY
ZONE CHANGE**

Prepared for:

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

Prepared by:

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

August 2009
Project Number 08-0166

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Figure 8	Additional Recommended Improvements for Existing Plus Ambient Plus Project Plus Cumulative
Figure 9	Circulation Recommendations

ATTACHMENTS

Available at the City of Wildomar City Hall or at www.cityofwildomar.org.

- Attachment 1 – Air Quality Impact Analysis
- Attachment 2 – Biological
- Attachment 3 – Cultural Resources
- Attachment 4 – Geotechnical Investigation / County Comment Letter
- Attachment 5 – Noise Analysis for Renaissance Plaza
- Attachment 6 – Traffic Analyses
- Attachment 7 – EVMWD Letter

**CITY OF WILDOMAR
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 08-0166

Project Case Type (s) and Number(s): Tentative Parcel Map 35935 Plot Plan 23333, Change of Zone 08-166

Lead Agency Name: City of Wildomar

Address: 23873 Clinton Keith Road

Contact Person: Danielle Griffith, Environmental Planner

Telephone Number: (951) 677-7751

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

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

Engineer's Name: Hall & Foreman, Inc.

Engineer's Address: 3 Betterworld Circle, Ste 200, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description

The proposed project consists of the development of approximately of commercial retail development and day care facility, parking facilities, street improvements and associated appurtenances on an approximate 4.5-acre site. The proposed commercial development includes approximately 20,894 square feet (sf) of general commercial (Bldg. A is 11,978 square feet and Bldg. B is 8,916 square feet) and a 9,305 sf of day care building. The proposed development also includes: the provision of 140 parking stalls; the construction of internal roadways; the construction of a portion of Clinton Keith Road from the western project boundary to Stable Lanes Street at the eastern project boundary; the construction of a portion of Stable Lanes Street from Clinton Keith Road at the northern project boundary to the southern project boundary (a 28 foot paved road section, with curb, gutter and sidewalks); installation of a 110 foot long; corrugated metal pipe culvert within a disturbed ephemeral drainage; and the installation of related infrastructure and appurtenances.

The project site is located southeast of Clinton Keith Road and west of Stable Lanes Street, in the City of Wildomar, County of Riverside, California. Refer to Figures 1 and 2. The current General Plan land use designation for the project site is Commercial Retail, with R-R (Rural Residential) zoning designation for the property. The proposed land use designation for the project site is Commercial Retail (same as the existing designation), with C-1/C-P (General Commercial) zoning designation, which will allow the proposed commercial uses.

The entitlements required to authorize the proposed development include Tentative Parcel Map 35935 and Plot Plan 23333. Figures 3 and 4 show the proposed Map and Plot Plan. In addition, the zone change referenced above is required as part of the entitlements required for this project. The C-1/C-P designation is consistent with existing General Plan land use designation, which is Commercial Retail and it will encompass the 4.5-acre parcel of land proposed for development.

Site Development

As noted above, the project site encompasses approximately 4.5 acres. It is anticipated that the entire site will be graded. Initial estimates indicate that grading activities will result in

approximately 133,000 cubic yards of cut and 5,000 cubic yards of fill, resulting in a total of 128,000 cubic yards of material to be exported offsite. The following pieces of equipment are expected to be onsite during rough grading of the site:

- Cat D8 Dozers 1 each
- Cat 973 Track Loader 1 each
- CAT 966 Loader 1 each
- Cat 14G Motor Grader 2 each
- 4,000 gallon 6 x 6 water truck 1 each
- Backhoe/Skip Loader 3 each

Grading activities will take place over a period of approximately five months. Installation of underground utilities and building construction will require approximately eight months to be completed. A specific location has not been selected to receive the export material, so a five mile radius for disposal of the export was selected for air quality analysis. It is assumed that prior to any ground disturbing activities, any location that will receive the anticipated volume of fill must undergo a separate environmental review. The only firm portion of a haul route is from the site to Clinton Keith Road. Beyond use of this roadway, the alternatives (Palomar Road, Hidden Springs Way or the I-15 Freeway) cannot be defined at this time.

Occupancy

The project site is 4.5 acres. As indicated above, the full project is expected to be developed within 13 months from approval of the project. Assuming one employee per 1,000 square feet of retail commercial square footage, an estimated 21 daily jobs would be generated. The day care center would also generate jobs, estimated at seven full time equivalent jobs, plus the presence of the day care children, estimated to be a maximum of 50 children.

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

C. Total Project Area: Approximately 4.5 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 4.5	Lots: 2	Sq. Ft. of Bldg. Area: 30,199	Est. No. of Employees: ___
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor’s Parcel No(s): 380-120-012, 380-120-013

E. Street References: Southeast of Clinton Keith Road and west of Stable Lane Road

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

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

The elevation of the site ranges from approximately 1,230 to 1,320 feet. The topography of the site is moderately sloping, with a low-lying area at the northeastern portion of the property.

Based upon the MSHCP Compliance Report and a Burrowing Owl Habitat Assessment conducted by Principe and Associates, the project site consists mainly of Riversidean sage scrub with non-native grasses and weed communities within the disturbed portions of the site. The Riversidean sage scrub is a small, disturbed, remnant vegetation community that is not contiguous with similar vegetation communities that occur in the local area. Based upon the Jurisdictional Delineation of Waters and Wetlands conducted by Principe and Associates, one disturbed ephemeral drainage course traverses the northeastern corner of the site. This unnamed drainage channel flows in a southwesterly direction across the site, eventually draining to Murrieta Creek. The onsite drainage is largely unvegetated. However, the banks of the channel are mostly dominated by patches of non-native vegetation including several species of exotic non-native trees such as tree of heaven, eucalyptus, olive, and pine. No native riparian habitat exists onsite.

The project site was developed with a small office and parking area within the northeastern portion of the property. This structure was previously demolished. The remainder of the site is vacant and undeveloped. Surrounding land uses include vacant, undeveloped land to the north and east, residential development to the east and south, and recently graded building pads to the west.

The City of Wildomar became an incorporated City on July 1, 2008. On July 1, 2008, the City adopted the County of Riverside's General Plan and Municipal Ordinance's. All references in this document to the County of Riverside General Plan, County of Riverside General Plan Environmental Impact Report, and Municipal Code are analogous to the City of Wildomar's adopted General Plan and Municipal code, unless described otherwise

II. APPLICABLE GENERAL PLAN LAND ZONING REGULATIONS

A. General Plan Elements/Policies: N/A

B. General Plan Area Plan(s): Elsinore Plan Area. The site is now located within the recently incorporated City of Wildomar.

C. Foundation Component(s): N/A

D. Land Use Designation(s): Commercial Retail

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

F. Policy Area(s), if any: N/A

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

H. Adopted Specific Plan Information: N/A

1. Name and Number of Specific Plan:

2. Specific Plan Planning Area, and Policies:

- I. **Existing Zoning:** Rural Residential, R-R
- J. **Proposed Zoning, if any:** Commercial Retail, C-1/C-P
- K. **Adjacent and Surrounding Zoning:** Medium Density Residential/Commercial Retail

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 type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input 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	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

Signature David Hogan Date 8/19/09

DAVID HOGAN For _____
Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: County of Riverside General Plan (CGP), Elsinore Area Plan

Findings of Fact:

- a. The project site is located west of the Interstate 15 Corona Freeway, which is designated as a State Eligible Route (Elsinore Area Plan Fig. 9, CGP). However, this highway has not been designated as an Official County or City Scenic Highway. The General Plan indicates that this highway passes through Temescal Canyon and crosses the rural areas of Wildomar and Murrieta. The General Plan also indicates that views along this highway have been heavily impacted by extractive resource operations and urban/suburban. Therefore, implementation of the proposed project is not expected to have a substantial effect upon a scenic highway corridor within which it is located. The project area is developed with man-made structures and facilities, and the proposed project would be developed consistent with the existing visual setting and with the General Plan land use designation. In addition, the site is approximately 0.3 miles from the I-15 Freeway corridor and although the site is visible from the freeway, it functions as a background view that does not stand out from the overall visual setting.
- b. In addition, the proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Although the view of the site is open to the public from the adjacent roadway and development, it does not constitute a "prominent" view within the local area. Regardless, the City will conduct an architectural review of the proposed structures to ensure that they do not create an aesthetically offensive site. The elevation drawings provided in Figure 5 of this document show the preliminary design concept of the development. As Figure 5 illustrates the conceptual design which includes tile roofs, wood and rock exterior accents and stucco finish that will be compatible with the existing architectural motif within the general area which consists of stucco and wood structures and pastel colors. Since the architectural review of the site is an essential component of the City Planning

Department's evaluation and assignment of conditions of approval for this project, there is no need to impose a mitigation measure. Therefore, based on this mandatory review of architectural design requirements for the proposed project, its implementation is forecast have a less than significant impact.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Mt. Palomar Observatory

a) Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: County of Riverside General Plan (CGP), Elsinore Area Plan Figure 6 and Ordinance No. 655

Findings of Fact:

- a. According to the Riverside County Comprehensive General Plan, the project site is located within the designated 30-mile Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution) was adopted by the County Board of Supervisors on June 7, 1998 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation; definitions; general requirements; requirements for lamp source; and shielding, prohibitions and exceptions.

The proposed project must comply with the requirements of Riverside County Ordinance No. 655. Because compliance with Ordinance No. 655 is mandatory, no specific mitigation measure is required to mitigate project impacts to a less than significant level.

Mitigation: None required. Under Ordinance No. 655, the Building and Safety Department must review lighting plans to verify conformance with the ordinance.

Monitoring: Outdoor lighting that conforms with Ordinance No. 655 shall be shown on electrical plans submitted prior to the issuance of building permit and shall be reviewed and approved by the Building and Safety Department. Prior to final building inspection, outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Other Lighting Issues

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

Source: County of Riverside General Plan (CGP) and Ordinance No. 655

Findings of Fact:

- a. The project includes retail commercial activities that will incorporate night lighting to support at least some of its commercial activities. Thus, there is a potential for this project to create a new source of substantial light or glare which would adversely affect nighttime views in the project area, including exposure of nearby residential property to unacceptable levels of light or glare. Although exterior signage and any safety lighting must meet City design requirements for the retail facilities and offices, the following mitigation measure will be implemented to ensure that night lighting impacts on nighttime views and residential property are not exposed to unacceptable light levels. The standard review and permitting process will ensure that the sign designs meet City development code and mitigation requirements.

3-1 Future project review and implementation shall implement the following lighting performance requirements:

- **Low pressure sodium lights shall be used where security needs require such lighting to minimize impacts of glare.**
- **Height of lighting fixtures shall be lowered to the lowest level consistent with the purpose of the lighting to reduce unwanted illumination.**
- **Directing light and shielding shall be used to minimize off-site illumination.**
- **No light shall be allowed to intrude into sensitive light receptor areas off of a specific project site.**

- b. The proposed use is commercial, and the project site is located along a major roadway (Clinton Keith Road), in immediate proximity of other similar commercial uses. Further, it must comply with Ordinance No. 655 due to its location within 30 miles of Palomar Observatory and with the City Development Code for exterior lighting and signage. With the incorporation of site landscaping, compliance with exterior light design requirements as identified in mitigation measure 3-1, and compliance with the requirements of Riverside County Ordinance No. 655, potential light and glare impacts to these residents is forecast to be less than significant.

Mitigation: Under Ordinance No. 655, the Building and Safety Department must review lighting plans to verify conformance with the ordinance. Measure 3-1 incorporates night light and glare mitigation that will ensure the surrounding residential uses are not exposed to significant light and glare impacts

Monitoring: Outdoor lighting that conforms with Ordinance No. 655 and City Development Code signage requirements shall be shown on electrical plans submitted prior to the issuance of building permit and shall be reviewed and approved by the Building and Safety Department. Exterior lighting shall be demonstrated to meet the requirements of measure 3-1. Prior to final building inspection, outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan.

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

Source: County of Riverside General Plan (CGP) Figure OS-2

Findings of Fact:

- a. The project site is located adjacent to a major roadway (Clinton Keith Road), within an area in transition to urban uses. The project site is currently partially developed with commercial uses and has no potential to convert farmland to alternative uses.
- b. No agricultural uses are being conducted at the project site, as well as within the immediate area of the project site. Because of the extent of existing and immediately proposed development within the area, the dry farming agricultural uses are gradually being phased out of the project area. In addition, according to the County of Riverside General Plan (CGP), Elsinore Area Plan Figure 3, the project site is not designated as Prime, Statewide Important, Unique, or Locally Important Farmland. Because of these factors, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).
- c. The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 Right-to-Farm); or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.
- d. The project has no potential to cause conversion of farmland to non-agricultural resources from the implementation of the proposed project as no farmland occurs on the project site or adjacent to the site.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY - Would the project:				
5. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: South Coast Air Quality Management District's "CEQA Air Quality Handbook" (CEQA Handbook) and "Stable Lanes Project Air Quality Impact Analysis County of Riverside, California" prepared by Urban Crossroads, dated March 25, 2008

Findings of Fact:

- a. Appendix G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In this instance the proposed project, if approved, would result in implementation of three entitlements: Tentative Parcel Map 35934, Plot Plan 23333, and Change of Zone 08-166 that would authorize development of an estimated 30,199 square feet of commercial development which is fully consistent with the General Plan designation of Commercial Retail. The development proposes approximately 30,199 square feet of development on the project site. Because this project is consistent with the General Plan designation for the project site and the square footage is consistent with that allowed under the proposed zone designation, this project is fully consistent with implementation of the adopted South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan and Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Guide.
- b. The SCAQMD includes criteria for determining the significance of potential air quality impacts in its "CEQA Air Quality Handbook" (CEQA Handbook) adopted in February 1993 and amended in November 1993.

The quarterly and daily significance thresholds for air quality emissions from an individual project have been established by the SCAQMD for the South Coast Air Basin (SoCAB). Significance thresholds for the construction phase are shown on Table 5.1. If the daily or quarterly emissions exceed the thresholds shown, the District advises that a project's construction air emissions are considered a significant adverse environmental impact.

**Table 5.1
CONSTRUCTION THRESHOLDS**

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

Operations or occupancy related air emissions are considered to be significant in the SoCAB if they exceed any of the thresholds shown on Table 5.2 after a facility begins operations or becomes occupied.

**Table 5.2
OPERATIONAL SIGNIFICANCE THRESHOLDS**

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

Construction Emissions

The proposed project includes the development of approximately 4.5 acres of land. Development of this property is proposed to include up to 30,199 square feet of commercial facilities. An air pollutant emission forecast is provided as Attachment 1 to this document. This document, prepared by Urban Crossroads, is titled: "Stable Lanes Project Air Quality Impact Analysis, County of Riverside, California." It contains both construction and operation emission forecasts using model and forecast methodologies approved the SCAQMD. The air quality analysis prepared for this project assumed a conservative 34,245 square feet of commercial development.

Site Preparation and Construction Emissions

Site preparation activities will require approximately five months to complete. The work schedule is assumed to be 5 days per week and 8 hours per day. Emission estimates include fugitive dust as well as exhaust emissions. Site preparation will include grading of ground surfaces, requiring approximately 133,000 cubic yards of cut and 5,000 cubic yards of fill, resulting in a total of 128,000 cubic yards of material to be exported offsite. Rough grading equipment is assumed to include one dozer; three tractors, loaders, and/or backhoes; two graders; and one water truck.

Building construction assumes that approximately 30,199 square feet of commercial facilities will be built during the construction phase on the project site. Heavy duty construction equipment include one

excavator; one crane; three forklifts; three tractors, loaders, and/or backhoes; one welder; two generators; one mixer; one paver; and one roller for building construction.

Assuming that one dozer, six tractors, loaders, and/or backhoes, two graders, one crane, one welder, one paver, one mixer, one excavator, three forklifts, one roller, and one water truck conduct all of the activities required to support the project site preparation and construction, the following emissions would be generated based upon the Air Quality Impact Analysis conducted for the proposed project.

**Table 5.3
GRADING EMISSIONS (lbs/day)**

Pollutant	Unmitigated Emissions
Carbon Monoxide (CO)	29.49
Volatile Organic Carbon (VOC)	6.86
Nitrogen Oxide (NOx)	55.24
Particulate Matter (PM10)	28.16
Particulate Matter (PM2.5)	8.11
Sulfur Oxide (SOx)	0.00

**Table 5.4
CONSTRUCTION EMISSIONS (lbs/day)**

Pollutant	Unmitigated Emissions
Carbon Monoxide (CO)	41.42
Volatile Organic Carbon (VOC)	18.12
Nitrogen Oxide (NOx)	66.44
Particulate Matter (PM 10)	4.89
Particulate Matter (PM 2.5)	4.47
Sulfur Oxide (SOx)	0.00

The PM10 value includes about 25 lbs/day of fugitive dust from the approximate 4.5 acres of disturbed surface and 3.16 lbs/day of particulate emissions for the equipment. Comparing the above emissions with the emission thresholds listed in Table 5.1, the proposed grading and construction activities would not exceed the above construction thresholds. Therefore, the proposed project is not forecast to cause a substantial adverse contribution to existing violations of air quality standards or contribute to cumulative air quality degradation.

Operational Emissions

The operation of the proposed development of Stable Lane will increase air emissions, primarily from vehicles using this neighborhood commercial shopping area. Increased criteria pollutant air emissions will result from the following operational sources:

- Vehicle emissions
- Fugitive dust related to vehicular travel
- Combustion Emissions associated with natural gas use
- Landscape maintenance equipment emissions
- Architectural coatings

The occupation and operation of the proposed development includes traffic (vehicles miles traveled, vmt) and area source emissions for the proposed commercial facilities. The estimated emissions are summarized in the following paragraphs.

Mobile Source Emissions

The maximum annual project-related daily emissions were calculated for the proposed commercial facilities with the following results (lbs/day):

**Table 5.5
MOBILE SOURCE EMISSIONS**

Pollutant	Emissions (lbs/day)
Carbon Monoxide (CO)	265.19
Volatile Organic Carbon (VOC)	23.72
Nitrogen Oxide (NOx)	42.33
Particulate Matter (PM10)	38.16
Particulate Matter (PM 2.5)	7.71

The air pollution emissions from mobile source activities (see Table 5.5) do not exceed the operational thresholds. Therefore, operational mobile source emissions would not result in a permanent significant adverse impact to air quality.

Area Sources

The area source operational emissions include natural gas, landscaping, architectural coatings and consumer products. Table 5.6 summarizes emissions stemming from area sources.

**Table 5.6
AREA SOURCE EMISSIONS**

Pollutant	Emission (lb/day)
Carbon Monoxide (CO)	3.4
Volatile Organic Carbon (VOC)	0.48
Nitrogen Oxide (NOx)	0.27
Particulate Matter (PM10)	0.01
Particulate Matter (PM 2.5)	0.01

By themselves, none of these daily emissions exceed the thresholds outlined on Table 5.6.

Total Operational Related Impacts - Emissions From the Stable Lane Project

Table 5.7 summarizes the calculated values of pollutant air emissions produced during total operational activities for the proposed project. It demonstrates that operational/occupancy air emissions of all pollutants are below CEQA thresholds, and therefore would not have a significant impact to air quality. None of the operational emissions would be higher than CEQA thresholds during operation of the project, and therefore are not considered potentially significant.

**Table 5.7
TOTAL OPERATIONAL EMISSIONS FROM STABLE LANE PROJECT**

Pollutant	Emission (lb/day)*	AQMD CEQA Threshold (lb/day)
Carbon Monoxide (CO)	268.59	550
Volatile Organic Carbon (VOC)	24.20	55
Nitrogen Oxide (NOx)	42.60	55
Particulate Matter (PM10)	38.17	150
Particulate Matter (PM 2.5)	7.72	55

* Sum of the emissions from Table 5.5 and Table 5.6.

- c. Please refer to the analysis under b. Based on this analysis, this project will not make a cumulatively considerable contribution to criteria pollutant emissions.
- d. Please refer to the analysis under b above. Based on this analysis, both short-term and long-term project emissions will not be significant and the mitigation measures ensure that any sensitive receptors will not be exposed to substantial point source emissions.

Greenhouse Gas Emissions/Global Climate Change

Global Climate Change (GCC) is defined as the change in climate on the earth with respect to temperature, precipitation, and storms. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases (GHG) in the earth's atmosphere, including carbon dioxide, methane, nitrous oxide and fluorinated gases. In most instances, GHG emissions from a single project have no potential to contribute substantially to GCC. However, based on cumulative emissions of GHG, GCC is believed to be occurring on a worldwide basis, with a gradual increase in temperature, which subsequently affects other climate variables.

Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions. California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. The Governor's Office of Planning and Research is in the process of developing CEQA significance thresholds for GHG emissions but thresholds have yet to be established. GHG statutes and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international

leader on energy conservation and environmental stewardship.” It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate “early action” control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, over the next 13 years (by 2020).
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Additionally, through the California Climate Registry (CCAR), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Impacts - Greenhouse Gas Emissions

Short-term GHG emissions will also derive from construction activities. For the proposed project construction equivalent carbon dioxide (CO₂) emissions were estimated based on the construction assumptions outlined in the Urban Crossroads Technical Study. It is estimated that project construction would generate approximately 457.28 tons of CO₂ emissions.

CO₂ emissions resulting from long-term project operation were calculated based on assumptions presented in Section 4.0 of this report. It is estimated that long-term project operation will result in emission of approximately 4,162.42 tons of CO₂ per year.

Compared to California’s estimated 2004 GHG emissions of approximately 492 million tons, the project’s contribution would represent approximately 0.000768% of historic statewide emissions. There are no adopted thresholds of GHG emissions significance. However, GHG emissions are implicated in the acceleration of global warming experienced in the last several decades. Climatic impacts are global in scale. Any project-specific contribution to the global issue is miniscule. In the absence of any definitive thresholds of significance, the GHG emphasis on a project-specific level is to reduce energy consumption and reduce vehicular travel as much as is reasonably feasible. Unless there is a greater shift to clean energy such as solar, hydroelectric, wind, nuclear, etc., no substantial reduction in GHG is likely attainable by conventional methods except through energy conservation.

- e. The proposed commercial uses are not sensitive receptors and the project is not located in the vicinity of a substantial point source of emissions. Further, a commercial project such as the proposed has no potential to emit significant quantities of toxic air pollutants, unless a dry-cleaning establishment is constructed in the commercial area. Such a facility must have independent review under SCAQMD rules and regulations and must demonstrate that it will not cause emit quantities of toxic emissions that could cause significant public health risk. The proposed project does not include such uses, so the potential for toxic air contaminant emissions is forecast to be a less than significant impact. A carbon monoxide (CO) hotspot analysis was conducted for the two most-impacted intersections by the project

(Palomar Street (NS) at Clinton Keith Road (EW) and Hidden Springs Road NS) at Clinton Keith Road (EW)) and none of the locations exceeded the one-hour or eight-hour CO air quality standards.

- f. During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

The impact forecast presented above concludes that construction and operation of the proposed project will not result in potentially significant adverse impacts to air quality. However, the Air Quality Impact Analysis conducted for the proposed project recommends the implementation of the mitigation measures described below to reduce construction impacts.

Mitigation: The following mitigation measures shall be implemented throughout construction activities in order to reduce project impacts:

- 5-1 Construction contractors shall use appropriate emission control devices on gasoline and diesel construction equipment and maintain construction equipment engines by keeping them tuned.**
- 5-2 Construction contractors shall have sufficient equipment at the site to carry out dust-control measures in all areas covered by the contract work (not just the immediate area of construction).**

The proposed project shall submit a plan to control fugitive dust using the measure outlined above and additional measures and through implementation of other reasonably available dust control measures. It shall be prepared and submitted to the City for approval prior to the issuance of any grading permits associated with the project. The plan shall specify the fugitive dust control measures to be employed, including the additional measures outlined below.

- 5-3 During construction and until the exposed soil on the site is covered with hardcover or vegetation, the project proponent shall comply with all applicable SCAQMD Rules and Regulations. In particular, SCAQMD Rule 403 shall be adhered to, insuring the clean-up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission source. Particulate matter deposits on public roadways are also prohibited.**
- 5-4 Construction contractors shall employ adequate watering techniques to mitigate the impact of construction-generated dust particulates. Portions of the project site that are under-going earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day.**
- 5-5 Construction activities shall be scheduled to occur first on the upwind portion of the project site to reduce the potential for fugitive dust impacts in the downwind areas.**
- 5-6 Any vegetative ground cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems needed to water these plants shall be installed as soon as possible to maintain the ground cover and minimize wind erosion of the soil.**

- 5-7 ***Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each work day. The maximum vehicle speed limit on unpaved roads shall be 15 mph.***
- 5-8 ***All material stockpiles subject to wind erosion during construction activities, that will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.***
- 5-9 ***Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.***
- 5-10 ***All diesel-powered vehicles and equipment shall be operated with the fuel injection timing retarded 2 degrees from the manufacturer's recommendation and shall use high pressure injectors.***
- 5-11 ***All diesel-powered and gasoline-powered vehicles shall be turned off when not in use for more than five minute.***
- 5-12 ***The construction contractor shall utilize electric or natural gas powered equipment in lieu of gasoline or diesel powered engines, where feasible and where economically competitive.***
- 5-13 ***The construction contractor shall utilize, to the extent available, pre-coated/natural colored building materials, water based or low VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.***

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES - Would the project:				
6. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: County of Riverside General Plan (CGP), "MSHCP Compliance Report and Burrowing Owl Habitat Assessment" prepared by Principe and Associates, dated February 12, 2008; County of Riverside Jurisdictional Delineation of Waters and Wetlands, prepared by Principe and Associates, dated June 2009.

Findings of Fact:

- a. A site biological assessment and a habitat assessment for burrowing owl on the property were conducted by Principe and Associates on July 7, 2007. The project site is located outside of proposed Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Areas.

The project site is located within the known geographic range of the Stephens kangaroo rat (SKR), a species identified as endangered by the U.S. Fish and Wildlife Service (FWS). As the site also occurs within the SKR Habitat Conservation Plan Fee Area, a mandatory per-acre fee will be assessed that will provide mitigation for any potential impacts to SKR. No other mitigation is required.

- b. Due to urbanization of the surrounding area and surrounding commercial and residential uses the property has somewhat limited value to wildlife beyond those common species that thrive in close proximity to humans.

No Federal and/or State-listed Threatened or Endangered species were observed on the site during the habitat assessment. According to the habitat assessment conducted for the site, the Riversidian sage scrub habitat found onsite is a small remnant which would not be considered viable habitat for any MSHCP-listed plant or animal species.

- c. The vegetation observed on-site consisted mostly of Riversidian sage scrub with weed species and landscape trees and shrubs within the disturbed and developed portions of the site. The Riversidian sage scrub community consisted of coastal sage brush, oat grasses, shortpod mustard, brome grasses, tocalote, pygmy weed, California witch's hair, pine goldenbush, interior California buckwheat, foxtail barley, rattail fescue, fluffweed, California everlasting, California aster, coastal deerweed, white sage and Mediterranean schismus (Principe and Associates 2008). The weed communities and landscaped materials included shortpod mustard, brome grasses, filarees, Russian thistle, acacia, alder, eucalyptus, fir, juniper, oleander, olive, pine, palm, tree of heaven, and yucca (Principe and

Associates 2008). Species observed onsite were blotched lizard, Anna's hummingbird, black phoebe, California thrasher, California towhee, house sparrow, house finch, and mourning doves.

Due to the site's location and the fact that the sage scrub habitat observed onsite is a small remnant that is not considered viable habitat for candidate, sensitive, or special status, the project does not conflict with the MSHCP planning goals. Based on the final MSHCP (adopted June 17, 2003), the parcel of land proposed for development is "Not A Part" of any proposed Conservation Planning Criteria Area. The site is also not located in an MSHCP Area Plan, Subunit, Cell Group or Cell, MSHCP Public/Quasi-Public Conserved Area, MSHCP Project Loss Area, MSHCP Conserved Area, and/or RCA Acquisitions/Gains Area or RCA Agricultural Operations Area. Refer to the biology report referenced above and provided in the Technical Appendices for more discussion.

Due to the presence of the non-native trees and the disturbed Riversidean sage scrub, a potential does exist for native birds to nest on the project site. Nesting native birds are protected under State law. To ensure that no nesting birds are disturbed during site development a mitigation measure will be implemented as outlined below under the mitigation discussion. By protecting (avoiding or maintaining an adequate distance from any nests (according to CDFG a 500 foot buffer is considered adequate), any nesting native birds can be fully protected and impacts to such individuals avoided.

- d. Due to the location of the project site, it does not have any current potential to support movement of migratory faunal species or impede the use of native wildlife nursery sites. The location factors which minimize potential for wildlife movement include development to the southwest, Clinton Keith Road to the northwest and development to the east. These adjacent uses minimize any potential for any wildlife movement corridor to occur on the property. Further, no wildlife nursery sites were identified on the property during the biology survey of the site.
- e. Field assessments for Federal/State jurisdictional waters were conducted by Principe and Associates on September 20, 2006. One ephemeral drainage course traverses the northeast corner of the project site in a northeast-to-southwest direction for a distance of approximately 110 feet. Based on the analysis of this stream channel in the biology study and the current Corps and Department of Fish and Game regulations, this unnamed tributary to Murrieta Creek is considered California Department of Fish and Game and Army Corp of Engineers jurisdictional waters. The disturbed drainage is largely unvegetated. However, the banks of this ephemeral channel support some patches of non-native vegetation including numerous non-native landscape trees such as tree of heaven, eucalyptus, and pine. No native riparian vegetation, wetlands, vernal pools, or other aquatic features exist onsite or in association with the onsite ephemeral drainage channel. However, two isolated cottonwood trees do occur off-site immediately upstream of the existing Stable Lanes Road culvert. Permanent impacts to the two cottonwood trees are anticipated in conjunction with proposed improvements to Stable Lanes Road required by the City of Wildomar. Impacts to isolated riparian vegetation will be offset through the implementation of the mitigation measure below. Therefore, with implementation of mitigation the project will not cause substantial adverse effects to riparian habitat or other sensitive communities.
- f. Approximately 110 feet of a ephemeral drainage channel runs through the project site and the proposal is to install a corrugated metal pipe culvert within the ephemeral channel. Once the culvert is installed, the culvert will be covered and graded level with the adjacent site grade. The project proposes to place the approximate 110 feet of onsite channel in a culvert, which will connect to the existing culvert under Clinton Keith Road. The culvert will consist of a corrugated metal pipe or comparable alternative that will be installed and then covered to match the adjacent grade. The project is designed to preserve the existing hydrological connection between the watershed upstream of the site and Murrieta Creek downstream. The total area of on/offsite Army Corps of Engineers jurisdictional waters of the United States that will be eliminated by installing the culvert total approximately 0.01 acre. The total area of on/offsite California Department of Fish and Game jurisdictional waters of the State that will be eliminated by installing the culvert total approximately 0.06 acre. The mitigation measure outlined below will be implemented to offset the loss of the on and off-site portions of the ephemeral channel.

With implementation of mitigation the project will not cause substantial adverse effects to federal/state jurisdictional resources. No impacts to federally protected wetlands are anticipated.

- g. No local biological protection policies or ordinances apply to the project site. Additionally, the City has not yet established any particular local environmental protection programs. Therefore, no impacts are forecast to occur.

Mitigation: The following mitigation measure shall be implemented to eliminate or reduce potentially impacts to biological resources:

6-1 *The developer shall pay SKR fees in accordance with the fee program in place at the time of project development.*

6-2 *Payment of local MSHCP fees in accordance with the fee program in place at the time of project development.*

6-3.1 *Any grubbing or brushing to occur as part of the project will be conducted outside of the State-identified bird breeding season of February 15th through September 1. Alternatively, a qualified biologist may survey the project impact area and if no native bird nests are discovered, the site development may proceed. A report of findings will be provided to the California Department of Fish and Game if construction in the vicinity of bird nests must be conducted during nesting season. If nesting birds are located within or adjacent to construction areas, construction will be redirected to other locations until nesting ends.*

6-3.2 *Prior to any grading, fill, or other earth-moving activities within the onsite ephemeral channel, the developer shall obtain all required regulatory permits or waivers from the U. S. Army Corps of Engineers, California Department of Fish and Game, and the San Diego Regional Water Quality Control Board. The developer shall comply with all conditions of approval contained in such permits, waivers, or agreements within the timeframes established for such compliance within each document by the issuing agency (e.g. prior to project grading, upon completion of project construction, etc.).*

6-5 *Federal/State jurisdictional streambed resources associated with the disturbed ephemeral drainage course proposed for permanent discharge of fill and/or streambed alteration shall be compensated through the purchase of off-site mitigation credits within the Santa Margarita Watershed In-lieu Fee Mitigation Program managed by the Mission Resource Conservation District, or another resource agency preferred off-site mitigation program. The Santa Margarita In-lieu Fee Mitigation Program implements the removal of non-native invasive riparian vegetation species within the Santa Margarita Watershed including streambed restoration of such areas with native vegetation. This off-site mitigation program is approved by the U.S. Army Corps of Engineers as a preferred form of mitigation for impacts to federal waters of the U.S., consistent with the most recent mitigation guidelines pursuant to Corps/EPA regulations at 33CFR part 332 (Compensatory Mitigation for Losses of Aquatic Resources). Off-site mitigation will be proposed at a minimum 2:1 ratio, although the final mitigation ratio will ultimately be determined by the resource agencies through the regulatory permitting process. Should the purchase of offsite mitigation credits somehow be determined infeasible, undesirable, or unacceptable by the permitting resource agencies discussed above in MM 6-4, alternative mitigation with equal or greater protection of state or federal waters, and approved by the permitting agencies, shall be implemented to address project impacts to state*

and federal jurisdictional waters. If the regulatory permitting agency (ies) that issue permits for this project specify different mitigation than provided in this measure, the City will ensure implementation of such mitigation.

Monitoring: Payment of fees under the SKR program and the MSHCP shall be completed prior to issuance of a grading permit. Additionally, prior to issuance of a grading permit, copies of the regulatory permits or waivers shall be delivered to the City. Lastly, confirmation of acquisition of mitigation credits, should this alternative mitigation be the preference of the permitting resource agencies, shall be submitted to the City prior to issuance of a grading permit for the project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES – Would the project:				
7. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP) Figure OS-7 and "A Phase I Cultural Resource Assessment of APN 380-120-012 & 013" prepared by Jean A. Keller, dated September 2006

Findings of Fact:

- a. A Phase 1 archaeological records review and survey (Study) was conducted on ±4.56 acres located southeast of Clinton Keith Road and east of Palomar Street, in southwestern Riverside County, California. The purpose of the Study was to obtain information pertaining to previous land uses of the subject property, and to make a determination as to what extent existing cultural resources would be impacted by the implementation of the proposed project. The results of the archaeological records search indicated that the project site had not been included in a previous cultural resources study, and that no archaeological sites had been previously recorded within the project boundaries.
- b. The field survey revealed that no cultural resources of either prehistoric or historic significance according to the California Environmental Quality Act (CEQA) were observed onsite. Incorporation of the below mitigation measure would reduce impacts in this area to less than significant.

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

7-1 In the event that cultural resources, not previously identified, are encountered during project construction, construction activities shall be halted or redirected until a qualified archaeologist can evaluate the nature and significance of the finds, and if merited, the developer shall implement recommended management actions to protect or curate any resources that merit management.

Monitoring: The developer shall identify the qualified archaeologist to the City, and if subsurface resources are accidentally exposed, the results and findings of the evaluation shall be provided to the City for retention in the project file.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP) Figure OS-6 and "A Phase I Cultural Resource Assessment of APN 380-120-012 & 013" prepared by Jean A. Keller, dated September 2006

Findings of Fact:

- a. According to the cultural resources assessment performed for the proposed project, no archaeological resources were observed within the project boundaries. Although no surface cultural resources were identified within the project site during the Phase 1 Cultural Resources Assessment, a potential exists to accidentally expose subsurface resources not observable during the site survey. In order to mitigate any potential impacts to potential unknown subsurface archaeological resources which may be discovered during grading operations, all grading shall be halted or diverted until a qualified archaeologist can assess the resources should any such resources be discovered. With incorporation of the proposed mitigation measure, potential impacts to archaeological resources resulting from implementation of the proposed project area considered to be less than significant.
- b. Although no surface cultural resources were identified within the project site during the Phase 1 Cultural Resources Assessment, a potential exists to accidentally expose subsurface resources not observable during the site survey. In order to mitigate any potential impacts to unknown subsurface archaeological resources which may be discovered during grading operations, all grading shall be halted or diverted until a qualified archaeologist can assess the resources should any such resources be discovered. With incorporation of the proposed mitigation measure, potential impacts to archaeological resources resulting from implementation of the proposed project are considered to be less than significant.
- c. No human remains were identified during the site cultural resources survey. In order to mitigate any potential impacts to unknown subsurface human remains which may be discovered during grading operations, all grading shall be halted or diverted until the County Coroner is notified and afforded an opportunity to assess the remains should any such human remains be discovered. With incorporation of the proposed mitigation measure, potential impacts to human remain resources resulting from implementation of the proposed project are considered to be less than significant.
- d. No religious or sacred uses have been identified during the records search for the project, so no potential has been identified to negatively restrict such uses. No mitigation is required.

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

- 8-1** *If cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. The developer shall implement the archaeologist's recommendations as long as the cost does not exceed professional norms.*

8-2 *If human remains are encountered during construction, all work shall cease and the Riverside County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. The City shall be notified and actions to manage the remains shall be documented in a report to the City.*

Monitoring: The developer shall identify the qualified archaeologist to the City, and if subsurface resources are accidentally exposed, the results and findings of the evaluation shall be provided to the City for retention in the project file.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: CGP Paleontological Sensitivity Resources Map Figure OS-8.

Findings of Fact:

- a. The proposed project is located within an area designated as having a high potential for the existence of paleontological resources according to the CGP Paleontological Sensitivity Resources Map, due to the potential presence of fossiliferous Pauba and Unnamed Sandstone formations. However, paleontological artifacts, if they exist on site, are likely to be below the depth anticipated to be disturbed by grading. Incorporating the mitigation measure described below would reduce any impacts to these resources to less than significant.

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

9-1 *A signed mitigation contract will be a condition of grading permit issuance. If paleontological resources are discovered during project construction, all work in the area of the find shall cease, and a qualified paleontologist shall be retained by the project sponsor to investigate the find, and to make recommendations on its disposition. The City shall be notified of any discoveries, and that the Planning Director shall determine the ultimate disposition of any discoveries.*

Monitoring: The City Planning Department shall be notified if paleontological resources are accidentally unearthed on the project site. Any reports of findings shall be provided to the City and retained in the project file.

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

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP) and "Preliminary Geotechnical Investigation and Slope Stability Analysis for Proposed Borrow Site Plot Plan Number 23333 and Tentative Parcel Map 35935" prepared by Geotechnical Environmental Materials Testing, dated March 11, 2008.

Findings of Fact:

- a. The topography of the site is moderately sloping, with a low-lying area at the northeastern portion of the property. Alluvial soils exist at the ground surface throughout the site. The proposed project site is located within a region of generally high seismicity. The site is expected to experience strong ground motion due to regional earthquakes and the alluvial soils at the project site. Based upon the site's geological conditions, the proposed project is required to be constructed in accordance with the provisions of the Uniform Building Code in order to prevent potential impacts due to a major regional earthquake. The project area is located within UBC Zone IV for construction to minimize hazards from future seismic events. Since this is a standard design requirement for the project site, no mitigation is required.
- b. According to the County of Riverside General Plan, Figure S-1, there are no known active or potentially active faults crossing the site. In addition, the geotechnical investigation performed for the project site indicates that the site does not lie within an Alquist-Priolo Earthquake Fault Zone. The nearest known active fault is the Elsinore-Temecula fault located approximately 0.4 kilometers west of the site. It is estimated that an earthquake of magnitude 6.8 on the Richter scale could occur on this nearby fault segment. The project site has a minimal potential for onsite fault rupture based on the available data.

Mitigation: The proposed project shall be designed to meet the City Uniform Building Code standards in order to prevent potential impacts due to the ground shaking from a known fault, such as the nearby Elsinore Fault.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: County of Riverside General Plan (CGP) Figure S-3 and “Preliminary Geotechnical Investigation and Slope Stability Analysis for Proposed Borrow Site Plot Plan Number 23333 and Tentative Parcel Map 35935” prepared by Geotechnical Environmental Materials Testing, dated March 11, 2008

Findings of Fact:

- a. According to the Riverside County Comprehensive General Plan, the project site is not located within an area mapped as having a potential for liquefaction. In addition, the geotechnical investigation for the site states that potential for liquefaction at the site is very low due to the recommended engineered fill, relatively low groundwater, and dense deeper onsite soils.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Groundshaking Zone

a) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Comprehensive General Plan (CGP) Figure S-4

Findings of Fact:

- a. Reference Item No. 10 - Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones.

According to the County of Riverside General Plan, the proposed project is located within the Elsinore Area Plan. The Elsinore Fault runs north-south through the middle of the Elsinore Plan Area. There is a potential for the proposed project to be subject to relatively strong ground motions over the project’s life. Therefore, the proposed project shall be designed to meet the Uniform Building Code standards for this seismic hazard zone to ensure that the proposed project will not result in significant impacts due to seismic ground shaking. Implementation of the above measure will mitigate the potential for ground shaking impacts to a less than significant level.

Mitigation: The proposed project shall be designed to meet the Uniform Building Code standards for the project site’s seismic ground shaking zone to ensure that the proposed project will not result in significant impacts due to seismic ground shaking.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Landslide Risk

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

Source: County of Riverside General Plan (CGP) Figure S-4 and S-6 and “Preliminary Geotechnical Investigation and Slope Stability Analysis for Proposed Borrow Site Plot Plan Number 23333 and Tentative Parcel Map 35935” prepared by Geotechnical Environmental Materials Testing, dated March 11, 2008.

Findings of Fact:

a. The topography of the site is moderately sloping. Based on the County General Plan and the geotechnical investigation, the project site has no potential for landslides or soil instability due to the sedimentary bedrock underlying the project site at shallow depths. The Geotechnical Report identifies some constraints for slope stability, but incorporates design recommendations that do not need to be implemented through mitigation as they are required for the design of the site. In addition, due to the site’s location in an area free of large boulders, no potential exists for rockfall hazards.

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

Mitigation: No mitigation measures are required from impacts due to landslide risk or soil instability.

Monitoring: No mitigation measures are required; therefore, no monitoring will be necessary for impacts due to landslide risk or soils instability.

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

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

Source: County of Riverside General Plan (CGP) Elsinore Area Plan and “Preliminary Geotechnical Investigation and Slope Stability Analysis for Proposed Borrow Site Plot Plan Number 23333 and Tentative Parcel Map 35935” prepared by Geotechnical Environmental Materials Testing, dated March 11, 2008.

Findings of Fact:

a. Reference Item No. 10 - Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones and Item No. 11 - Liquefaction Potential Zone.

The ground subsidence (settlement) impacts and mitigation measures have been given detailed site specific consideration in the geotechnical evaluation for the project site. According to the Riverside County CGP, the project site is not located within an area of potential ground subsidence. However, the geotechnical evaluation states that due to the site topography, cut/fill transitions will be needed for the proposed building pads in order to mitigate for potential differential settlement. Differential settlement is not associated with regional or natural conditions on the site, but with the after construction building pads which can incur “differential” settlement due to the pad grading activities.

The construction scenario for the proposed project will include additional grading to provide a five to ten foot thick zone of compacted fill (sub-excavation) below the slab and footings. Implementation of the recommended geotechnical mitigation measures will ensure that potential ground subsidence impacts resulting from the proposed project would not exceed an amount that could harm the proposed structures. This issue area does not require further analysis.

Mitigation: Construction measures identified to reduce project site subsidence hazards to a level of nonsignificance are specified in the Preliminary Geotechnical Investigation and Slope Stability Analysis. Specifically, the inclusion of additional grading to provide a five to ten foot thick zone of compacted fill below the slab and footings would mitigate any potential for liquefaction hazards.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP)

Findings of Fact:

- a. No other geologic hazards have been identified that could affect the property, including a seiche, mudflow or volcanic hazard. No other geotechnical impacts are anticipated; therefore, no mitigation measures are required. This issue area does not require further analysis

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP) Elsinore Area Plan and "Preliminary Geotechnical Investigation and Slope Stability Analysis for Proposed Borrow Site Plot Plan Number 23333 and Tentative Parcel Map 35935" prepared by Geotechnical Environmental Materials Testing, dated March 11, 2008.

Findings of Fact:

- a. Implementation of the project will result in modifications to the existing topography and surface relief features. As stated in Item No. 14, the required cut/fill transitions will be needed for the proposed building pads. This change in topography at the site will not be substantial and the general conformation of the existing landscape will be retained through the design of the graded pads. Thus, the change in topography of the site is not forecast to be either locally or regionally significant.
- b. The geotechnical investigation also recommends the removal and replacement of all upper fills and disturbed soils with properly compacted fills. The general shape of the slope of this site will be maintained but the topography will be altered as stepped graded pads will replace the existing continuous slope (ground surface relief). No primary cut or fill slopes greater than 2:1 are proposed on the project site. Thus, the site will experience a change in topography, but no significant adverse change in the site landform is forecast to result from the proposed project. The topographic change is considered less than significant.
- c. The project will not utilize subsurface sewage disposal so the project development has no potential to adversely impact this soil characteristic.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: "Preliminary Geotechnical Investigation and Slope Stability Analysis for Proposed Borrow Site Plot Plan Number 23333 and Tentative Parcel Map 35935" prepared by Geotechnical Environmental Materials Testing, dated March 11, 2008.

Findings of Fact:

- a. According to the geotechnical investigation, the earth materials encountered in the exploratory trenching consisted of artificial fills, topsoil, Quaternary alluvium, and Quaternary sandstone typical of the Wildomar area. Fill materials/disturbed native soils characterized as "a brown silty sand" were encountered at the site. The alluvium was classified as brown silty to clayey sand, and the native soils were characterized as a light yellowish brown to grey sandstone siltstone and claystone. Both the undisturbed native soils and the bedrock were observed to be dense to very dense and damp. According to the geotechnical investigation, all upper fills/disturbed soils will be removed, the exposed surface scarified to a depth of six inches or more, brought to near-optimum moisture conditions, and then properly compacted as per the specifications of the geotechnical investigation prior to the addition of any additional compacted fills, foundations, slabs-on-grade, and pavement.

It is estimated that the entire project site will be graded during construction activities. The Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) or Standard Urban Stormwater Mitigation Plan (SUSMP) prepared for the project will incorporate Best Management Practices (BMPs) to be utilized during construction and after construction to control potential soil erosion. With implementation of the mitigation measure below, the SWPPP and WQMP can ensure that soil erosion and loss of topsoil are not significant on that portion of the site

that will be graded.

- b. None of the soil types found on the project site could be considered expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), and thereby create substantial risks to life or property. The measures identified above are expected to mitigate potential impacts to a level of insignificance.

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

17-1 The developer shall remove and replace of all upper fills/disturbed soils with properly compacted fills.

17-2 Construction measures identified to reduce project site subsidence hazards to a level of nonsignificance are specified in the Geotechnical Investigation prepared for the proposed project. Because of the potential for shrinkage and subsidence are estimates, contingencies shall be made for balancing earthwork quantities based on actual shrinkage and subsidence that occurs during grading.

17-3 The SWPPP and WQMP prepared for this project shall identify the best management practices to be used at the project site during and after construction to control soil erosion and water quality degradation. The SWPPP and WQMP shall control erosion and sedimentation to the maximum extent feasible consistent with City and Regional Board requirements. The SWPPP and WQMP shall be implemented by the developer.

Monitoring: The above described mitigation measures will be verified during construction by field inspections as each stage of construction takes place. Inspection notes shall be prepared and provided to the City that verify implementation of the mitigation measures and shall also be retained in the project file on site.

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

Source: Staff Review

Findings of Fact:

- a. City grading standards, best management practices and the SWPPP and WQMP are required to control potentially significant erosion hazards. Due to the slopes located on the property, a potential for erosion, deposition and siltation does exist during grading when the existing vegetation cover is removed and the underlying soils are exposed to direct precipitation and runoff. Mitigation measures identified under the Hydrology and Water Quality section ensure that the potential for significant erosion will be controlled on the project site. These measures include short-term measures to capture onsite stormwater runoff; contain and/or treat it; capture sediment and discharge the stormwater runoff without sediment generated from the exposed areas. The long-term measures include the use of a sub-surface detention basin, catch basin, filters, and new vegetative cover to prevent future erosion, sedimentation and stormwater runoff degradation. Use

of these best management practices can ensure that future water quality of runoff from the site is not significantly degraded.

- b. Regarding onsite runoff, the incremental increase in runoff from the project site will be detained onsite and stormwater treated by catch basin filters already incorporated into the project design. A less than significant impact due to water erosion will result from implementing the project as proposed.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blowsand from project either on or off site				
a). Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP) Figure S-8

Findings of Fact:

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

Mitigation: Reference Item No. 5 - Air Quality.

Monitoring: Reference Item No. 5 - Air Quality.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: County of Riverside General Plan (CGP) Figure S-18

Findings of Fact:

- a. The proposed commercial uses are not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Thus, the project is not anticipated to have significant impact related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. Since the quantities of hazardous materials on the project site after development will not be large volumes, the potential for a significant release of hazardous materials due to an accident after development is considered to be a less than significant impact. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. A mitigation measure has been incorporated below to reduce this potential accidental release to a less than significant level.
- c. Development of the project does not occur at a location or encompass activities that have a potential to impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. This finding is based on the fact that the project will not substantially impact any roadways and mitigation is provided in the traffic section which requires any project-related construction activities in any major roadways to provide continuous emergency access and evacuation capacity on that roadway.
- d. The project site is not located within one-quarter mile of an existing or proposed school. A review of the Thomas Bros. maps for the project area, Pages 897 and 927 of the 2007 Riverside County book, indicates that the nearest schools are located more than ½ mile from the project site locations. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur even though a future day care center is proposed to be located at the project site.
- e. The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. The following data sources were consulted to determine whether the site has any known contamination: DTSC Envirostor Database; Leaking Underground Storage Tank Information System; and the US EPA's Enviromapper. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: The following mitigation measure will be implemented to prevent potential impacts due to the accidental release of hazardous materials.

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

be collected and disposed of at an appropriately licensed disposal or treatment facility.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	■
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"/>	■

Source: County of Riverside General Plan (CGP) Figure S-19

Findings of Fact:

- a&b. According to the Riverside County CGP, the proposed project site is not located within an airport land use plan or within two miles of a public airport. The project site is located approximately one mile from the Bear Creek private airstrip, a small private airstrip with a dirt runway, which is now closed. Consequently, the proposed project does not require review by the Airport Land Use Commission, nor will it result in an inconsistency with an Airport Master Plan.
- c. No significant airport related impacts are forecast to occur as a result of the implementation of the proposed project relative to safety hazards for people residing or working in the project area.
- d. Due to the closure of the private runway at Bear Creek private airstrip, the project site would not be exposed to any significant airport operation hazards. Skylark Field is located in Lake Elsinore, northwest of Corydon Street, approximately two miles northwest of the project site. At this distance no potential exists for direct safety hazards from these airport operations. Any aircraft accidents at the project site would be random in nature and not a result of the type of use at the project site or the site's location.

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

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

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

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

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

Source: County of Riverside General Plan (CGP) Figure S-11

Findings of Fact:

- a. The project site is not located within and a hazardous fire area; therefore, implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impacts are anticipated; therefore, no mitigation measures are required.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY - Would the project:				
23. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP) Figure S-9

Findings of Fact:

- a. One stream channel traverses the northeastern corner of the site, flowing in a southwesterly direction across the site, eventually draining to Murrieta Creek. The project proposes to place the approximate 110 feet of surface runoff channel onsite in a culvert, which will connect to the existing culvert under Clinton Keith Road. These activities require the application for and issuance of a California Department of Fish and Game 1602 Streambed Alteration Agreement, a U.S. Army Corp of Engineers 404 Permit, and a California Regional Water Quality Control Board 401 Water Quality Certification. Refer to the discussion of this issue, including mitigation, in Section 6, Biological Resources, of this document.
- b. Please refer to the discussion under issue "a." above. The project drainage design will capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project design and release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation, on- or offsite. The SWPPP and WQMP for the proposed project will be implemented to ensure that both short- and long-term storm runoff discharges are not unacceptably degraded by sediment or other pollutants.

- c. No potential exists to directly intercept the groundwater table from grading activities and no wells are proposed to be installed on the property. Water will be supplied by the Elsinore Valley Municipal Water District (EVMWD) that utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local ground water supplies does not occur. Based on the District's Urban Water Master Plan, no significant adverse impacts to groundwater resources are forecast to occur from implementing the proposed project. No mitigation is required.
- d. The existing site drainage is generally southwest toward Murrieta Creek. All offsite flows are to be collected and ultimately conveyed by underground storm drains through the site. Onsite flows are to be conveyed by the proposed curb and gutter system to storm drains. The project will result in changes in absorption rates and the rate and amount of surface runoff from the project site. With the introduction of concrete slabs and pavement, there will be a decrease in surface permeability by impermeable surfaces. Design measures, as identified in the project SWPPP and WQMP, shall be incorporated on the site to ensure that downstream flows will not be increased, so that no significant impacts are anticipated as a result of this project. A portion of Development Impact Fees will be utilized for required storm water management systems downstream. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required.

The County has adopted a set of best management practices designed to control discharges of pollution that could cause a significant adverse impact to surface water quality. The SWPPP and WQMP documents prepared specifically for this project defines which best management practices (BMPs) will be applied to this project and their implementation will ensure that significant erosion and sedimentation, nor other water quality degrading impacts will occur from implementing the proposed project.

As previously stated, this project has the potential for the discharge of varying amounts of urban pollutants such as motor oil, antifreeze, gasoline, pesticides, detergents, trash, and fertilizers. The long-term best management practices to control these pollutants from the project site are identified in the SWPPP and WQMP. With implementation of the SWPPP, the potential water quality impacts of the project can be reduced to a less than significant level.

- e. The project site is not located within a 100-year flood hazard zone and does not include any housing. No adverse impact is forecast to occur due to such flood hazards.
- f. The project site is not located within a 100-year flood hazard zone and does not have a potential for structures to impede or redirect flood flows.
- g. With implementation of the SWPPP and WQMP, the potential construction and occupancy water quality impacts of the project can be reduced to a less than significant level. No other potential for degradation of water quality has been identified.
- h. The use of a sub-surface detention facility, filters and comparable best management practices to prevent degradation of stormwater quality requires ongoing maintenance to ensure that they do not, in turn, cause adverse environmental effects, such as vectors and odors. The SWPPP and WQMP must contain ongoing maintenance measures to ensure that vectors, odors and other adverse environmental impacts do not result from the installation and operation of the best management practices.

Mitigation: With the incorporation of measures that comply with the requirements of the SWPPP and WQMP, potential impacts of this project will be reduced to a less than significant impact level. No additional hydrology mitigation measures are required.

Monitoring: Monitoring will be implemented as defined under the SWPPP and WQMP.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: County of Riverside General Plan (CGP) Figure S-9

Findings of Fact:

- a. No change in drainage patterns will occur, as the future surface runoff will flow along a culvert at the same location as the existing channel and then through the same system of downstream stream channels and creeks.
- b. Reference Item No. 23 - Water Quality Impacts. The project will result in changes in absorption rates and the rate and amount of surface runoff from the project site. With the introduction of concrete slabs and pavement, there will be a decrease in surface permeability by impermeable surfaces. As previously stated, design measures, as identified in the project SWPPP and WQMP, shall be incorporated on the site to ensure that the proposed project will not cause any substantial increase in downstream flows. No change in drainage patterns will occur, as the future surface runoff will flow through the same system of downstream stream channels and creeks.
- c. According to the County's flood hazards map in the General Plan, the project site is not located in a dam hazard area, so no potential for significant impact from the increased runoff from the site is forecast to occur.
- d. The onsite management of surface runoff will control the volume of surface runoff from the site to that which already occurs. Thus, aside from detention onsite, no change in the amount of surface water in downstream channels will result from project implementation.

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

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

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

Source: County of Riverside General Plan (CGP) and Staff Review

Findings of Fact:

- a. The existing land uses in the vicinity of the project site consist of vacant, commercial, and residential uses. The proposed project consists of a commercial facility to be developed on an approximate 4.5-acre site. Adjacent land is designated for a mix of commercial and residential land uses. The land use proposed is consistent with existing and proposed land uses in the immediate project area. The project does not represent a change from the existing General Plan land use designation for this property. It is designated for retail commercial uses. The zone designation for the property is RR, Rural Residential, and it must be changed to C-1/C-P to be consistent with the proposed uses and with the General Plan land use designation, which is Commercial Retail. The proposed project's land use impacts are consistent with the underlying General Plan designation and do not represent a substantial or significant change in land use in the project vicinity..
- b. In addition, the project will not affect land use within a city sphere of influence and/or within an adjacent city or county boundary. The whole site is located within the City of Wildomar. Therefore, development of this project is not forecast to create any incompatibilities with the surrounding uses. No mitigation is required.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP)

Findings of Fact:

- a. Reference Item No. 25 - Land Use. According to the County's General Plan, the General Plan designation for the project site is commercial retail. The zone designation is rural residential, RR. The proposed project consists of approximately 30,199 square feet of commercial facilities to be developed on an approximate 4.5 acre site. A zone change must accompany the project in order to achieve consistency between the General Plan and the zone designation, which is inconsistent at this time. The proposed project is designed to meet the land use policies set forth in the County General Plan for the Elsinore Area Plan area.
- b. The surrounding land use designations are for residential and commercial uses and the actual uses consist of vacant/undeveloped, residential, and commercial uses in the immediate project area. The proposed project with general commercial uses is compatible with the existing and surrounding land uses. No adverse impacts related to conflict or compatibility are forecast to occur from implementation of the proposed project.
- c. Implementation of the project will be consistent with the site's existing and/or proposed zoning with implementation of the proposed zone change; be compatible with existing surrounding zoning, residential and commercial designations; be compatible with existing and planned surrounding land uses (residential and commercial).
- d. The proposed project will be consistent with the land use designations and policies of the County General Plan (including those of any applicable Specific Plan) as explained under Items No. 25a and No. 26a. The project can be and is proposed to be developed in a manner consistent with the land use designations.
- e. The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No adverse planning impacts are foreseen from implementation of the project. No potential for adverse conflicts with the General Plan and zoning designation is forecast to occur from implementing the proposed project. No mitigation is required.

Mitigation: No mitigation measures are required from planning impacts.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: County of Riverside General Plan (CGP) Figure OS-5

Findings of Fact:

- a. According to the Riverside County General Plan, no mineral resources were identified on the project site and there is no historical use of the site or surrounding areas for mineral extraction purposes.
- b. No mineral resource impacts were identified so no loss of access to such mineral resources can occur.
- c. There are no mineral extraction or processing activities in the immediate area, so no incompatible land use conflicts can occur.
- d. No potential for humans to be exposed to existing or past mineral activities can result from project implementation.

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

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

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

Definitions for Noise Acceptability Ratings

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

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

28. Airport Noise

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

NA A B C D

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

NA A B C D

Source: County of Riverside General Plan (CGP) and Elsinore Area Plan Figures 4 & 5

Findings of Fact:

- a. According to the Riverside County CGP, the project site is not located within an airport land use plan or within two miles of a public airport or private use airport that would the expose people residing or working in the project area to excessive noise levels, or that would expose people residing or working in the project area to excessive noise levels.
- b. Although Bear Creek private airstrip is located about one mile distant, it is now closed and the proposed project has no potential to be exposed to excessive noise levels.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: County of Riverside General Plan (CGP) Figure S-21

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: County of Riverside General Plan (CGP) Figure S-20; Renaissance Plaza Final & Operation Noise Study County of Riverside, California, Urban Crossroads; and Renaissance Plaza Supplemental Noise Analysis, Urban Crossroads, October 7, 2008.

Findings of Fact: The project site is located adjacent to Clinton Keith Road and Stable Lanes Road. A noise study was recently completed for an adjacent commercial project located southwest of the proposed project site on Clinton Keith Road. The Renaissance Plaza commercial site location is shown on Figure 6 of this document and the location of the Stable Lane Development is highlighted on this same map. The proposed project includes a small retail commercial development with a proposed day care center located on the eastern boundary of the property, at the greatest distance on the site from Clinton Keith Road. Refer to Figure 3 of this document for the site layout of the Stable Lane Development. The Renaissance Plaza noise data has been abstracted for use in analyzing the noise effects to and from the Stable Lane Development. Due to the proximity of these sites (they are adjacent to one another and front on Clinton Keith Road), it is appropriate to use this noise data for making impact forecasts and identification of mitigation measures for the Stable Lane Development. The traffic noise data from Clinton Keith Road are exactly the same at both locations and the noise impacts for the Stable Lane Development can be adequately forecast from this noise study.

Vehicle noise from Clinton Keith Road (estimated traffic volume of 30,199 buildout average daily traffic) is the principal source of noise impact to the Stable Lanes site. Based on the noise study for the adjacent Renaissance Plaza Development site (Attachment 5), future noise levels at the commercial buildings adjacent to Clinton Keith Road currently reach levels of approximately 73.8 dBA using the 24-hour Day-Night measuring scheme (L_{dn}). According to the County of Riverside General Plan, acceptable exterior noise levels for commercial developments may reach about 70-75 dBA L_{dn} . The interior noise objective is 45 dBA L_{dn} . Therefore, highway noise levels are forecast to cause a significant effect on the commercial operations at the

Stable Lane project site and its future retail commercial uses adjacent to Clinton Keith Road. This impact is based on the exterior exposure to sound levels between 70 and 75 dBA CNEL and the necessity to achieve a 30 dB noise reduction in the interior. Standard construction techniques for residential and commercial structures reduce noise by about 20-25 dB, but a higher level of noise reduction will be required to achieve the interior noise objective. Mitigation is available to address this impact and is provided below.

The proposed Stable Lane Development day care center is located approximately 300 feet distant from Clinton Keith Road based on a careful review of the site plan (Figure 3 of this document). In addition to atmospheric sound attenuation for a roadway (3 dB reduction for each doubling of distance), two structures are located between Clinton Keith and the proposed day care center, which will further reduce noise levels. Assuming that the forecast noise level of 73.8 dBA L_{dn} occurs at 50 feet from the roadway, then based solely on atmospheric attenuation of a linear noise source, the sound level at the day care building would be about 66 dBA L_{dn}. Thus, the day care building, which requires an exterior sound level of 65 dBA L_{dn}, should meet the exterior sound level requirement based on the atmospheric attenuation and the intervening structures. Further, the interior sound level of 45 dBA L_{dn}, will not require special noise attenuation design because current standard building methods can reduce noise levels by 25 to 30 dB. Thus, the day care center structure is forecast to fall below noise significance thresholds without further mitigation.

Mitigation: The following design requirement shall be utilized for the retail commercial buildings that front on Clinton Keith Road.

30-1 The buildings shall be designed with a “windows closed” condition and a means of mechanical ventilation. The windows shall have a Sound Transmission Class (STC) rating of 26 or higher. The exterior walls shall have a minimum STC of 46.

Monitoring: Mitigation measures are required; therefore, monitoring shall consist of the developer submitting an exterior wall design and mechanical ventilation that will meet the performance standards established in measure 30-1. The City building inspectors shall verify that the performance standard design requirements are installed during building construction and notes verifying installation in accordance with performance standards shall be retained in the project file.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP) Noise Element

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

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP); Renaissance Plaza Final & Operation Noise Study County of Riverside, California, Urban Crossroads; and Renaissance Plaza Supplemental Noise Analysis, Urban Crossroads, October 7, 2008.

Findings of Fact:

- a. In the Noise Element of the County of Riverside General Plan, noise exposures in the range of 60-70 dB CNEL are considered conditionally acceptable for noise-sensitive residential uses after a careful analysis has been completed to insure that all noise impact mitigation has been implemented as fully as possible. Like the Renaissance Plaza project, the Stable Lane Development backs up to the same residentially developed neighborhood to the east/southeast of the project site. The Renaissance Plaza Noise Study identified three onsite uses after development that could generate adverse noise levels: truck deliveries, mechanical ventilation systems (primarily air conditioning), and the day care center (primarily the outdoor play area). At the Stable Lane Development, the outdoor play area is proximate to the residences and the retail commercial uses are located about 150 feet to the northwest. Refer to Figure 3. Loading areas would be located on the back side of the commercial structures, facing the residential area about 150 feet to the south. Based on noise measurements at another commercial loading location, delivery trucks generated 66.5 dBA (equivalent noise level, L_{eq}) at 25 feet. Based on the 150 feet separation between the loading area and the residential area, atmospheric attenuation would reduce the truck noise from 66.5 dBA L_{eq} by about 7.5 db, or to about 59 dBA L_{eq} . This sound level is consistent with the daytime noise threshold of 65 dBA, but would not meet the night time noise level of 45 dBA. Mitigation is available to eliminate night time noise thresholds by eliminating deliveries after 7 pm in the evening and prior to 7 am in the morning. This mitigation measure is incorporated below.

Similarly, noise measurements of mechanical ventilation units were evaluated as producing 88 dBA L_{eq} at three feet from the noise source. In order to mitigate noise generation to acceptable levels to meet the night time standard of 45 dBA L_{eq} , a barrier must be placed at a distance of three feet from the of each heat pump unit and for the day care center the unit can be placed on the ground with a comparable barrier reducing night time noise to meet the standard. Mitigation is identified below to require installation of the noise barriers for mechanical ventilation units. Detailed design discussions of the barriers are provided in Attachment 5, however, the any design that meets the performance standard will be acceptable. The project is not forecast to generate noise levels that exceed the existing background noise levels for the project area, which are dominated by the I-15 freeway corridor (75 dB CNEL adjacent to the freeway) and Clinton Keith Road with background noise levels of about 70 dB CNEL. However, a contingency mitigation measure is provided below to address noise generated by the proposed project, which is in the close proximity to area residences.

In its October 7, 2008 supplemental evaluation of a day care center at the Renaissance Plaza Development, the noise level for playground activity was measured as being 62.8 dBA L_{eq} at a distance of 25 feet. Given that the day care will operate primarily during daylight hours, 7 am to 7 pm, the playground activity will meet the 65 dBA day time noise threshold without mitigation. However, to

ensure that playground activities will not be authorized during evening and night time hours, a mitigation measure is include to prevent such activities from being authorized in the future.

No other sensitive uses occur in the project area and no background noise conditions will conflict with the proposed commercial uses at this project site. With implementation of mitigation measures listed below, the proposed project is not forecast to cause a significant noise impact on adjacent residential development.

- b. A formal noise study has been prepared for a commercial retail project, with possible day care center, on property adjacent to and south of the Stable Lane Development. Implementing the proposed development will generate noise during construction and following occupancy of the site. The analysis of operational/occupancy activities is provided under issue 32.a above. The construction noise is required to be controlled by City requirements that construction activities be restricted to daylight hours. In addition, construction activities may result in the exposure of employees to severe noise levels, generally considered to be sounds greater than 75 dBA for several hours. OSHA requires hearing protection for persons exposed to 75 dBA for more than eight hours per day or exposed to extreme (90+ dBA) impulse sounds. Construction contractors must comply with OSHA hearing protection requirements by establishing a program which will include a hearing protection program for those operations that exceed hearing protection thresholds. Proposed modified project operations will be included in this hearing protection program and, therefore, implementation of the project is not forecast to expose people to severe noise levels without protection. No additional mitigation is required.
- c. Noise impacts from mobile sources on the project site were determined to be less than significant under the Highway Noise section above after implementation of mitigation. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project area to minimize noise impacts from cumulative traffic on these roads. In order to mitigate for potential noise impacts, the mitigation measure below shall be implemented.
- d. No activities that would generate significant levels of ground vibration are associated with the proposed project.

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

32-1 *Except in a declared emergency, all truck deliveries to retail commercial and day care facilities on the Stable Lane Development site shall be restricted by deed to the hours 7 a.m. to 7 p.m. This requirement shall be included in any property lease or any sale of property to tenants or buyers of property on the Stable Lane Development site.*

32-2 *All buildings that install mechanical ventilation equipment shall include a barrier or other design measure that will ensure a 45 dBA L_{eq} noise level is met at the exterior property boundary of adjacent residences. Part of mitigation can be installation of the mechanical equipment at ground level instead of on roof tops. Specific barrier designs shall be accompanied by a noise evaluation that verifies the barrier will achieve the required level of noise attenuation for the selected mechanical equipment and location.*

32-3 *Play activity at the day care center or any future activity occupying the day care center site at the Stable Lane Development shall restricted to the hours from 7 a.m. to 7 p.m. No night lighting shall be permitted on the playground to facilitate such play activity, unless otherwise authorized for safety purposes.*

- 32-4** *Construction shall be limited to the hours of 7 a.m. to 7 p.m. on Monday through Friday, and between 9 a.m. to 6 p.m. on Saturday, and shall be prohibited on Sundays and federal holidays, except in emergencies.*
- 32-5** *The construction contractor shall utilize construction methods or equipment that will provide the lowest level of noise impact, i.e., use newer equipment that will generate lower noise levels.*
- 32-6** *All construction vehicles and fixed or mobile equipment shall be equipped with properly operating and maintained mufflers or sound attenuation devices, as specified in regulations at the time of construction.*
- 32-7** *The construction contractor shall schedule the construction such that the absolute minimum number of equipment would be operating at the same time.*
- 32-8** *All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities.*
- 32-9** *If equipment is being used that can cause hearing damage at adjacent noise receptor locations (distance attenuation shall be taken into account), portable noise barriers shall be installed that are demonstrated to be adequate to reduce noise levels at receptor locations below hearing damage thresholds. This may include erection of temporary berms or plywood barriers to create a break in the line-of-sight, or erection of a heavy fabric tent around the noise source.*

Monitoring: The above operation noise mitigations measure will be verified by submittal of noise evaluations for mechanical equipment, by inclusion of the pertinent measures in leases and sales of property on the Stable Lane Development site, and by verifying installation of the noise attenuation designs in the field during construction by field inspectors. Records of field observations and subsequent remediation procedures shall be kept on file. A copy of the commercial operations noise study, mechanical equipment information, lease and sales documents shall be retained in the project file and field inspections shall verify that any required noise attenuation features are installed. Field inspection notes shall be retained in the project file.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
33. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP)

Findings of Fact:

- a. Implementation of the project will not displace substantial numbers of existing housing as no residential units currently exist onsite; therefore, the proposed project will not necessitate the construction of replacement housing elsewhere.
- b. The project will not create any significant demand for housing. In addition, the proposed commercial development will provide employment opportunities for the existing population. The proposed commercial development is not forecast to increase the number of future residents in the project area.
- c. No persons live on the project site, so no displacement of people can result from project implementation.
- d. The project site is not located within a County or City Redevelopment Project Area, so such designated area can not be impacted by project implementation.
- e. Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.
- f. All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation. No mitigation is required.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES Would- the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP) Figure S-13 and staff review

Findings of Fact: The project site is served by the Riverside County Fire Department. The closest stations to the project site are the Wildomar Fire Station #61, located at 32637 Gruwell Street and the Bear Creek Station #75 locate at 38900 Clinton Keith Road. These stations are on the west side of Interstate 15 and within five miles of the project site. According to the County's General Plan, Figure IV.16, the proposed project is not located within an area designated by the County as a hazardous fire area. In addition, according to Figure IV.17 of the County's General Plan, the proposed project is located within an area with response times of five minutes or less.

Implementation of the proposed project will result in a less than significant demand/impact to fire services. The project will incrementally add to the existing demand for fire services. Impacts are mitigated through the payment of the Development Impact Fee (Fee), which contains a Fire Facilities component. Operational

expenses are covered by the County's General Fund and the project will contribute both sales taxes and property taxes to the general fund to offset this incremental demand for fire protection services.

Mitigation: Payment of Development Impact Fee.

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

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

Source: County of Riverside General Plan (CGP) Figure S-13 and staff review

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

The proposed project would be designed to meet the design standards set forth by the County's General Plan that maximize crime prevention. These standards include the incorporation of lighting, landscaping, and fencing, visibility of doors and windows from the street and between buildings, and the provision of proper public and private spaces. These standards also include compliance with City circulation standards regarding access for emergency vehicles and circulation patterns for pedestrians and vehicles.

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

Mitigation: Payment of Development Impact Fee.

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

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

Source: County of Riverside General Plan (CGP) Figure S-14 and staff review

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District. Implementation of the proposed project has no potential to directly impact to the local school system because no new population will be generated on the project site. Future site employees may have children in the local school system, but the types of jobs at this retail site are not forecast to cause a significant influx of new residents, including students. Aside from paying the mandatory fees for schools, no mitigation is required.

Mitigation: None required.

Monitoring: No monitoring required for this service.

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

Source: County of Riverside General Plan (CGP) and staff review

Findings of Fact: Implementation of the proposed commercial development will not result in a significant impact to library services because no substantial population increase and related demand for library services will result from project implementation.

Mitigation: None required.

Monitoring: No monitoring required for this service.

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

Source: County of Riverside General Plan (CGP) Figure S-12

Findings of Fact: Implementation of the project will result in a less than significant impact to health services. Health care service is provided by the private sector, and health care capacity expands in response to additional demand. The proposed commercial development will result in less than significant incremental demand for healthcare services.

Mitigation: None required.

Monitoring: No monitoring required for this service.

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

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP), Ord. No. 460, Section 10.35, Ord. No. 659, and Project Design

Findings of Fact:

- a. The proposed project does not include the provision of recreational facilities and will not induce substantial population growth within the project area. No significant adverse impacts will to recreational facilities will result from project implementation..
- b. The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c. The project is not located in a CSA or recreation and park district that would require Quimby fees. No Quimby fees are anticipated to be required for this project.

Mitigation: None required.

Monitoring: No monitoring required for this issue.

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

Source: County of Riverside General Plan (CGP), Elsinore Area Plan Figure 8 and Project Design

Findings of Fact: The proposed project does not include the provision of recreational trails. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trails are forecast to occur as a result of project implementation.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC - Would the project:

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g. , sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: "Stable Lanes Project Traffic Impact Analysis, County of Riverside, California" prepared by Urban Crossroads, Inc., dated March 2008; and "Stable Lanes Project Focused Traffic Analysis," Urban Crossroads, Inc. June 26, 2008.

Findings of Fact:

- a. Pursuant to Riverside County requirements, the "Stable Lanes Traffic Impact Analysis, County of Riverside, California" was prepared for the project by Urban Crossroads, Inc. in March 2008. The study area included seven intersections and analyzed existing transportation/traffic conditions in the project area. Refer to the Traffic Technical Appendix for a map of the intersections and to Table 41-1 for a list of the intersections evaluated in the traffic study. The proposed development is projected to generate approximately 2,399 trip-ends per day with 98 vehicles per hour during the morning peak hours and 286 vehicles per hour during the evening peak hours. The proposed project will have two access points, one providing full access and one with shared access.

Access to the project site is from Clinton Keith Road to Stable Lanes Street and thence from curb cuts on Stable Lanes Street. Based on the affected roadways and the project access, the study concluded that, with the implementation of the proposed project, all study intersections are projected to operate at the required level of service during peak hours with the implementation of the recommended on-site improvements identified in the traffic study. In addition, the funding for off-site improvements for which will be needed to serve cumulative future conditions shall be provided via payment of County DIF, TUMF, and Road and Bridge Benefit District fees. Implementation of these measures can reduce potential long-term regional circulation impacts to a less than significant level, but that may be a undefined period during which the offsite improvements are not construction and the regional circulation system will experience traffic flow that exceeds the threshold of significance.

- b. The proposed project is not forecast to result in inadequate parking capacity based on the provision of a number of spaces (143) that meets the City's parking requirements.
- c. Please refer to the discussion under a. above. Table 41.1 is the impact summary for the roadways that may be impacted by the proposed project, plus cumulative traffic impacts. The City/County level of service (LOS) threshold of significance is LOS "C" on County/City-maintained roads and conventional State Highways. LOS "D" may be allowed at major intersections or freeway ramp intersections, and LOS "E" may be allowed under certain conditions. LOS D was selected as the acceptable threshold of significance at study area intersections. The Traffic Study concluded that with mitigation, all intersections will operate at acceptable levels of service as shown on Table 41.1. The improvements required for the existing traffic plus project traffic are shown on Figure 7. The recommended additional improvements with cumulative traffic are shown on Figure 8. Finally, the project-related local circulation system recommendations are shown on Figure 9. The analysis of the proposed project with the day care center reached the following conclusion: *"Although the currently proposed site plan yields an increase in project traffic, it is anticipated that the increase in delay will not significantly affect the findings and recommendations indicated in the previous traffic study, dated March 2008."* The specific mitigation measures are identified below.

**Table 41.1
INTERSECTION ANALYSIS FOR EXISTING PLUS AMBIENT PLUS PROJECT PLUS CUMULATIVE CONDITIONS**

INTERSECTION	TRAFFIC CONTROL ³	INTERSECTION APPROACH LANES ¹												DELAY ² (SECS.)		LEVEL OF SERVICE	
		NORTH-BOUND			SOUTH-BOUND			EAST-BOUND			WEST-BOUND			AM	PM	AM	PM
		L	T	R	L	T	R	L	T	R	L	T	R				
Palomar St (NS) at:																	
• Clinton Keith Rd. (EW)																	
- Without Improvements	TS	1	2	1	1	1	1	1	2	0	1	2	1	-- ⁴	-- ⁴	F	F
- With Improvements	TS	1	2	1	2	1	1	1	2	0	2	2	1	49.9	34.0	D	C
Stable Lanes Rd. (NS) at:																	
• Clinton Keith Rd. (EW)																	
	TS	1	1	0	1	1	0	1	2	1	1	2	0	23.1	15.7	C	B
Hidden Springs Rd. (NS) at:																	
• Clinton Keith Rd. (EW)																	
- Without Improvements	TS	0.5	0.5	1	1	1	0	1	2	1	1	2	1	31.7	-- ⁴	C	F
- With Improvements	TS	1	1	0	2	1	0	1	2	1	1	3	1	46.8	20.2	D	C
I-15 SB Ramp (NS) at:																	
• Clinton Keith Rd.(EW)																	
- Without Improvements	TS	0	0	0	0.5	0.5	1	0	1	1	1	1	0	-- ⁴	-- ⁴	F	F
- With Improvements	TS	0	0	0	1.5	0.5	1>>	0	2	1	2	2	0	25.2	30.1	C	C
I-15 NB Ramp (NS) at:																	
• Clinton Keith Rd. (EW)																	
- Without Improvements	TS	0.5	0.5	1	0	0	0	1	1	0	0	1	1	99.6	-- ⁴	F	F
- With Improvements	TS	1.5	0.5	1	0	0	0	2	2	0	0	2	1	30.6	27.8	C	C
Arya Drive (NS) at:																	
• Clinton Keith Rd. (EW)																	
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	2	1	1	2	1	23.4	78.4	B	E
- With Improvements	TS	2	1	0	1	1	0	1	3	1	1	3	1	14.2	24.1	B	C
George Avenue (NS) at:																	
• Clinton Keith Rd. (EW)																	
- Without Improvements	CSS	1	0	1	0	0	0	0	1	1	1	2	0	-- ⁴	-- ⁴	F	C
- With Improvements	TS	1	1	0	1	1	0	1	2	1	1	2	0	16.8	15.4	B	B

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1 = Improvement; 1>> = Free Right Turn

² Delay and level of service calculated using the following analysis software: Version 7 (2007). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control.

³ TS = Traffic Signal
CSS = Cross Street Stop

⁴ -- = Delay High, Intersection Unstable, Level of Service "F".

d. The proposed project has no potential to result in a change in air traffic patterns.

- e. The proposed project will not alter any waterborne, rail or air traffic as no such traffic occurs in the project area.
- f. The proposed project will not substantially increase hazards to a design feature (e.g. , sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because no such features or incompatible uses will be caused by project implementation.
- g. As a result of the project-related roadway improvements and the fair-share improvements in the local circulation system new or altered maintenance of existing public roads will result from project implementation. Because all improvements will be installed in accordance with City/County design requirements, this increased requirement for additional maintenance is not forecast to be a significant demand on future maintenance requirements for the affected roadways. Refer to Figures 7, 8 and 9 for the specific roadway improvements that will be installed by the proposed project or through fair share contributions to area improvements.
- h. The proposed project will result in temporary impacts to circulation during construction activities. These temporary impacts include grading and hauling of soils off-site, installation of the culvert; paving connections between Clinton Keith and Stable Lanes; roadway improvements at the boundary of the property and Clinton Keith; and final installation of proper striping and signage, including possible installation of signals. Temporary circulation impacts resulting from these construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction.
- i. See the discussion regarding access during construction provided above. The proposed roadway improvements associated with the project will enhance emergency access in the project area after construction is completed.
- j. The project's implementation will not conflict with adopted policies supporting alternative transportation.

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

41-1 a. For existing plus ambient plus project conditions Stable Lanes Road and Clinton Keith Road is project to warrant a traffic signal. The proposed project shall provide a traffic signal when warranted.

41-1 b. For existing plus ambient plus project plus cumulative conditions, George Avenue and Clinton Keith Road is project to warrant a traffic signal beyond that identified for the existing plus ambient plus project conditions. The proposed project shall contribute fair share to this signal as defined by the City of Wildomar.

41-1 c. Onsite circulation system recommendations (refer to Figure 9):

- **Construct Clinton Keith Road at its ultimate half-section width as an urban arterial roadway from the westerly project boundary to Stable Lanes Road in conjunction with development.**
- **Construct Stable Lanes Road at its ultimate half-section width as a collector roadway (or minimum width to provide two-way travel from Clinton Keith Road to the southerly project boundary).**
- **Provide a traffic signal at Stable Lanes Road/Clinton Keith Road when warranted.**

- Provide stop sign control for Driveway 1.
- Construct a 100-foot (minimum EB right turn lane at Stable Lanes Road and Clinton Keith Road.
- Onsite traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.
- Site distance at the project access should be reviewed with respect to standard Caltrans and County/City sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

41.1 d. Offsite circulation system recommendations (Figures 7 and 8):

- The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative conditions (refer to Figures 7 and 8) through payment of Western Riverside Transportation Uniform Mitigation Fees (TUMF) and Development Impact Fees (DIF). The following study area improvements are included in the TUMF program: Clinton Keith Road and Palomar Street. Prior to the issuance of building permits, advanced payments of TUMF and RBBF fees shall be paid to the County/City.

41-2 Prior to the initiation of any grading activities, the applicant shall prepare an environmental assessment of the haul road and deposit site for the 128,000 cubic yards of soils to be imported off-site. The applicant obtain a haul route permit with a traffic control plan. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction.

Monitoring: Mitigation Monitoring will be accomplished by City Planning and Transportation/Public Works Staff verifying the installation of the mitigation improvements and payment of requisite fees prior to impacts on the circulation system.

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

Source: County of Riverside General Plan (CGP), Elsinore Area Plan Figure 8

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS - Would the project:				
43. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP) and Staff Review

Findings of Fact:

- a. The proposed project is located within the boundaries of the EVMWD. According to the District's 2003 Elsinore Basin Groundwater Management Plan (GWMP), with a demand of approximately 23,400 acre-ft per year in 2000, the Elsinore Basin was in a state of overdraft by approximately 4,400 acre-ft per year. It is estimated that by the year 2020, with a demand of approximately 50,000 acre-ft per year, the overdraft is expected to increase to approximately 6,500 acre-ft per year. The GWMP indicates that the District intends to meet future demands and maintain a balanced groundwater basin through the development of dual purpose wells, the use of spreading basins, recharge and conservation methods, and the development of new sources of supply. Development of these facilities will require EVMWD to develop its own environmental review, but at this time no new facilities are identified as being required specifically for the proposed project.
- b. The proposed project includes the development of an estimated 30,199 square feet of commercial development. Assuming that the proposed commercial development requires an estimated 2,000 gallons per day per acre (Rancho California Water District Water Facilities Master Plan Update, 1997, Table 4.1, p. 4-4), the anticipated water supply demand will be approximately 9,000 gallons per day (gpd), or approximately 10 acre-ft per year. Based upon the proposed project's relatively minor demand, the proposed project does not create significant demand for water such that it will require new construction or significant expansion of existing water supply facilities. However, the project will incrementally add to the existing water supply demand. Impacts are mitigated through the payment of the District's water connection fees.

Mitigation: Payment of EVMWD water connection fee.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP) and County of Riverside General Plan Final Program Environmental Impact Report (FEIR)

Findings of Fact:

a&b. According to the County of Riverside General Plan FEIR, the wastewater service providers within the County have stated that they will continue to expand their treatment capacity consistent with growth projections and associated increased demand. The proposed project is located within the boundaries of the EVMWD, which has indicated that sewer and wastewater treatment service would be available following completion of the construction of all required on-site and off-site sewer facilities. A copy of this letter is provided as Attachment 7.

The proposed project will incrementally add to the existing wastewater treatment service demand but with adequate capacity, the project will not result in the need to expand existing treatment facilities. Impacts are mitigated through the payment of the District's sewer connection fees.

Mitigation: Payment of EVMWD sewer connection fees.

Monitoring: EVMWD, prior to connection to the sewer system, shall verify collection of fees.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (CGP) and Staff Review

Findings of Fact:

a. According to the Integrated Waste Management Board Jurisdiction Diversion and Disposal Profile for unincorporated Riverside County, the following disposal facilities have been used: Bakersfield Sanitary Landfill (Kern), Badlands Disposal Site (Riverside), Blythe Sanitary Landfill (Blythe), Colton Refuse Disposal Site (San Bernardino), Desert Center Landfill (Desert Center), Fontana Refuse Disposal Site (San Bernardino), Landers Disposal Site (San Bernardino), El Sobrante Sanitary Landfill (Riverside), Lamb Canyon Disposal Site (Riverside), Frank R. Bowerman Sanitary Landfill (Orange), Olinda Alpha Sanitary Landfill (Orange), Mecca Landfill (Mecca), Oasis Sanitary Landfill (Oasis), Salton City Cut and Fill Site (Imperial) , San Timoteo Solid Waste Disposal Site (San Bernardino) , Simi Valley Landfill-Recycling Center (Ventura) , Victorville Refuse Disposal Site (San Bernardino) and Puente Hills Landfill #6 (Los Angeles). More than 50% of waste produced within Riverside County is also disposed of within the County.

The main disposal sites for the project area are the El Sobrante Landfill in Corona and the Lamb Canyon Sanitary Landfill in Riverside. The El Sobrante Landfill has a capacity of 10,000 tons of solid waste per day and, as of December 2004, had 172,531,000 tons of capacity available. The facility is projected to reach capacity in 2030. The Lamb Canyon Landfill has a capacity of 3,000 tons of solid waste per day and, as of August 2005, had 20,908,171 tons of capacity available. The facility is projected to reach capacity in 2023.

The project will contribute to increasing waste generation within the County and City, but the County and City have planned for this growth by installing sufficient capacity to meet landfill disposal requirements for a reasonable planning period of more than 25 years. No potential exists for the proposed project to contribute to cumulative significant solid waste management system impacts.

- b. The proposed project is subject to Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass and other recyclables. Mitigation measures are proposed by the Riverside County Waste Management Division to ensure compliance with the Act. Based on these factors, it is anticipated that the project will have a less than significant impact from solid waste resources.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan (CGP) and County of Riverside General Plan Final Program Environmental Impact Report (FEIR)

Findings of Fact:

a&b. Southern California Edison is the electricity provider for the proposed project. The General Plan anticipated development for this project site. The anticipated increase in demand for all uses in the buildout scenario in the General Plan is approximately 684 million kWh/mo. This increase in demand was found to be less than significant in the General Plan FEIR. The anticipated total demand for commercial uses at buildout was projected to be 161 million kWh/mo. Building up to 30,199 sq.ft. of commercial development would create a demand for electricity of approximately 0.4 million kWh/mo (based on the County of Riverside General Plan EIR Table 4.8-B). Therefore, the electricity demand for this project would be considered less than significant.

The Gas Company is the natural gas provider for the proposed project. The General Plan identified commercial development as the land use for this project site. The anticipated demand for all uses

in the buildout scenario in the General Plan is 5,319 million cubic feet of gas per month. The anticipated total demand for commercial uses is 440 million cubic feet per month. Building up to 30,199 sq.ft. of commercial development would create a demand for natural gas of approximately 1.0 million cubic feet per month (based on the County of Riverside General Plan EIR Table 4.8-A). Therefore, the natural gas demand for this project would be considered less than significant.

Impacts in the areas of electricity and natural gas would be less than significant.

All of the above-named utilities have indicated that they can provide service to the proposed project. No major new facilities are known to be needed. No impacts have been identified such that mitigation is required. The applicant will have to comply with all existing guidelines in terms of easement restrictions, construction guidelines, and protection of installed lines. Compliance with State structural energy conservation codes will also be necessary. The project will also be consistent with the Riverside County General Plan, in that all utility infrastructure will be installed underground.

- c. Communication systems including telephone, cable and high-speed internet lines, are available in the vicinity of the project. Connecting to and using the existing background infrastructure for these commercial communication services would not be considered significantly adverse because adequate capacity exists or can be provided by this commercial utility system. System impacts are forecast to be less than significant.
- d. The proposed development must install drainage improvements, including any required detention basins and connection to existing drainage facilities. The proposed project would pay a DIF for Storm Drainage facilities and must comply with all Riverside County Conservation and Flood Control District regulations, including provision for no net increase in incremental discharge volumes from the site and for stormwater quality treatment requirements. Therefore, the project will not be allowed to significantly increase the volume of flows downstream of the project and no significant project specific or cumulative significant adverse impact is forecast for the stormwater drainage system if the project is implemented as proposed. For more information and proposed mitigation related to stormwater detention requirements, refer to Item No. 23 – Water Quality Impacts.
- e-g. Implementation of the project will result in an incremental system capacity demand for street lighting systems, maintenance of public facilities, including roads, and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.
- h. The project will not conflict with adopted energy conservation plans as all new structures and support infrastructure must comply with State energy conservation construction requirements. All new buildings are required to meet the new Title 24 energy conservation building requirements. Therefore, no potential for significant conflicts with energy conservation plans is forecast to occur if the project is implemented as proposed.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Preceding checklist

Findings of Fact:

The proposed project is the installation of an approximate 30,199 square foot retail/day care commercial development in the recently incorporated City of Wildomar. This development would be constructed on a site that will require approximately 133,000 cubic yards of cut and 5,000 cubic yards of fill. Approximately 128,000 cubic yards of material will be removed from the project site.

The proposed project would remove approximately 0.01 acre of waters of the United States and State of California that would require mitigation. The site is also within the habitat mitigation area of the Stephens kangaroo rat and mitigation fees must be paid by the project if it is developed. No cultural resources were identified above ground, but contingency measures were identified to address potential for discovery of subsurface resources. With implementation of mitigation measures, the proposed project is not forecast 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.

The project's impacts are related to the development of a small retail commercial center in the community of Wildomar. The site impacts are primarily construction impacts that can be mitigated to a less than significant impact level and effects to the local circulation system that can be mitigated to a less than significant impact level. The short- or long-term significant impacts will be caused by the proposed project, so the project does

not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

The potentially significant construction and operation impacts of the proposed project can make a cumulatively considerable contribution to the environmental impacts, except those related to geology/soils and hazards. The proposed project will contribute to cumulative impacts for air quality, hazards, hydrology/water quality, noise and transportation/traffic issues. However, mitigation has been identified to reduce these impacts to a less than significant impact level. Thus, the cumulative impacts of the project are forecast to be less than significant with implementation of the measure identified in this document.

Those project-related impacts with a potential to cause substantial adverse effects on human beings, either directly or indirectly, include air emissions, geology/soils, hazards, hydrology/water quality, and noise. Mitigation has been identified to reduce these potential human impacts to a less than significant impact level. Thus, the potential human impacts of the project are forecast to be less than significant with implementation of the measure identified in this document.

Conclusion

With implementation of the required mitigation listed in this document, the proposed project is not forecast to cause any significant adverse environmental impacts to any of the environmental resource issues addressed in this Initial Study/Environmental Assessment. The City of Wildomar proposes to issue a Negative Declaration with mitigation as the appropriate environmental determination for this project to comply with the California Environmental Quality Act (CEQA). The City will issue a Notice of Intent to Adopt a Negative Declaration and distribute this document for public review for a 30-day review process. Assuming potential project impacts remain less than significant, and after receipt of comments and development of responses to comments, the City will consider adopting the Negative Declaration at a future meeting for which the specific date has not yet been identified. All parties that submit comments will be notified of the date and time of the City's meeting.

VI. EARLIER ANALYSES

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

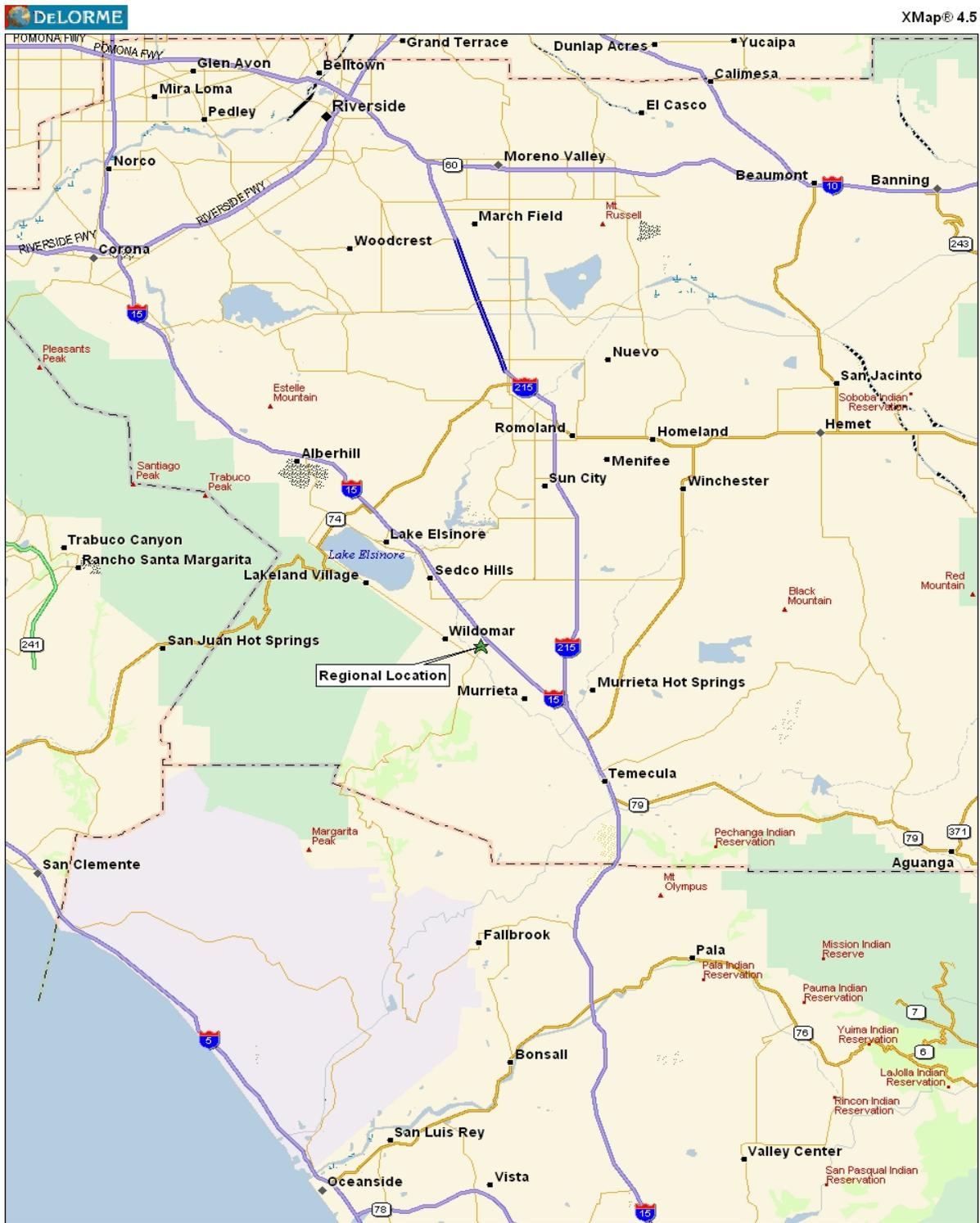
Earlier Analyses Used, if any:

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

Location: N/A

FIGURES

FIGURE 1 Regional Location



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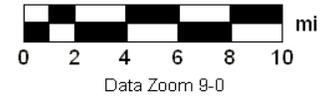
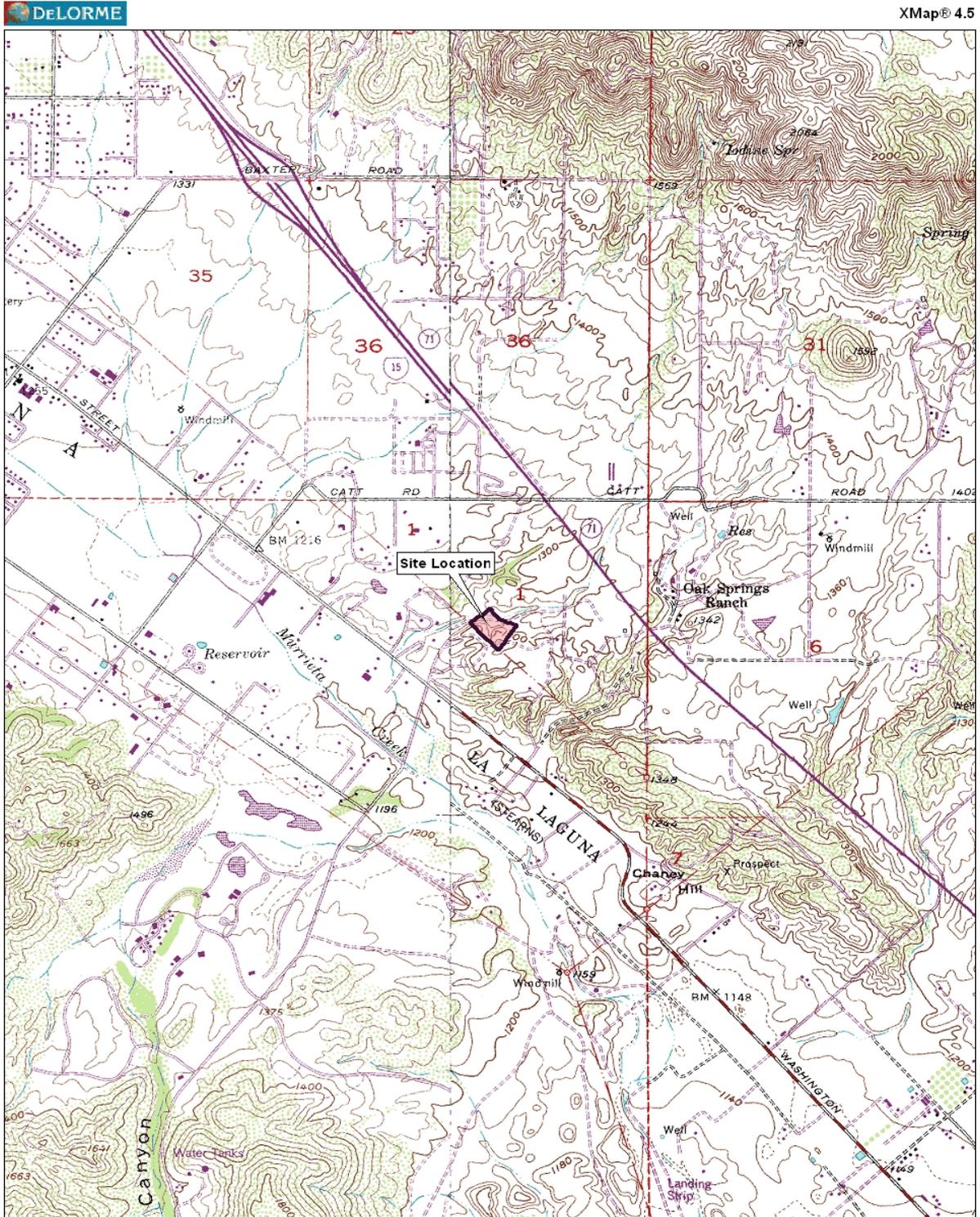


FIGURE 2 Site Location

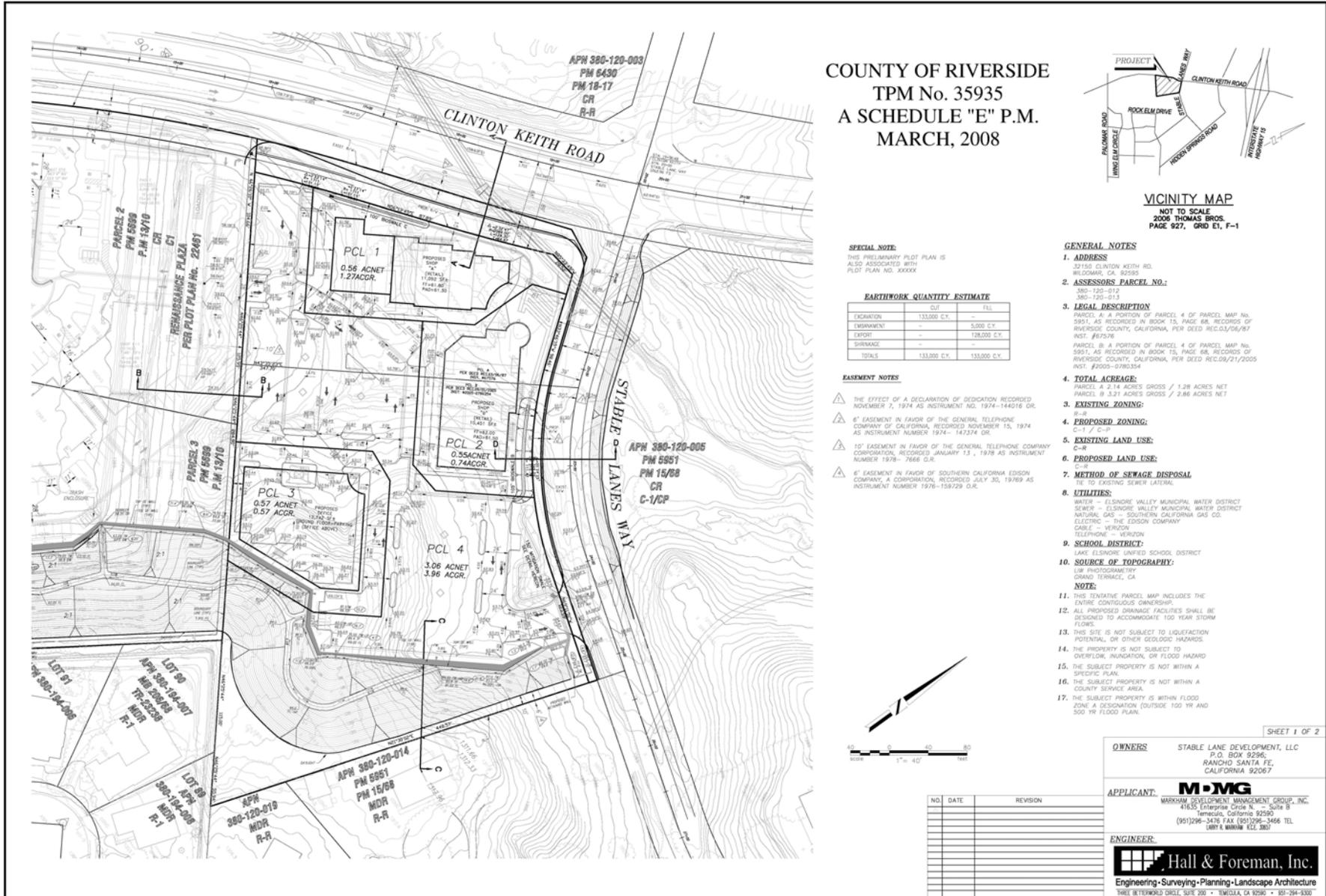


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www.delorme.com

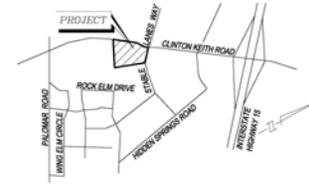
★
MN (12.6° E)

0 800 1600 2400 3200 4000 ft
Data Zoom 13-0

FIGURE 3 Tentative Parcel Map 35935 (Site Plan)



COUNTY OF RIVERSIDE
TPM No. 35935
A SCHEDULE "E" P.M.
MARCH, 2008



VICINITY MAP
 NOT TO SCALE
 2006 THOMAS BROS.
 PAGE 927, GRID E1, F-1

SPECIAL NOTE:
 THIS PRELIMINARY PLOT PLAN IS
 ALSO ASSOCIATED WITH
 PLOT PLAN NO. XXXXXX

EARTHWORK QUANTITY ESTIMATE

	CUT	FILL
EXCAVATION	133,000 C.Y.	—
EMBANKMENT	—	5,000 C.Y.
EXPORT	—	120,000 C.Y.
IMPORT	—	—
TOTALS	133,000 C.Y.	125,000 C.Y.

- EASEMENT NOTES**
- ▲ THE EFFECT OF A DECLARATION OF DEDICATION RECORDED NOVEMBER 7, 1974 AS INSTRUMENT NO. 1974-144016 OR.
 - ▲ 6' EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA RECORDED NOVEMBER 15, 1974 AS INSTRUMENT NUMBER 1974-147374 OR.
 - ▲ 10' EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY, RECORDED JANUARY 13, 1978 AS INSTRUMENT NUMBER 1978-7666 O.R.
 - ▲ 6' EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, RECORDED JULY 30, 1976 AS INSTRUMENT NUMBER 1976-159729 O.R.

- GENERAL NOTES**
- 1. ADDRESS:**
32150 CLINTON KEITH RD.
WILDMORE, CA. 92595
 - 2. ASSESSOR'S PARCEL NO.:**
380-120-012
380-120-013
 - 3. LEGAL DESCRIPTION:**
PARCEL A: A PORTION OF PARCEL 4 OF PARCEL MAP No. 35931, AS RECORDED IN BOOK 15, PAGE 68, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PER DEED REC.03/06/87 INST. #67576
PARCEL B: A PORTION OF PARCEL 4 OF PARCEL MAP No. 35931, AS RECORDED IN BOOK 15, PAGE 68, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PER DEED REC.09/21/2005 INST. #2005-0795354
 - 4. TOTAL ACREAGE:**
PARCEL A: 2.14 ACRES GROSS / 1.28 ACRES NET
PARCEL B: 3.21 ACRES GROSS / 2.86 ACRES NET
 - 5. EXISTING ZONING:**
R-1
 - 6. PROPOSED ZONING:**
C-1 / C-P
 - 7. EXISTING LAND USE:**
C-1
 - 8. PROPOSED LAND USE:**
C-1R
 - 9. METHOD OF SEWAGE DISPOSAL:**
15' TO EXISTING SEWER LATERAL.
 - 10. UTILITIES:**
WATER - ELSNORE VALLEY MUNICIPAL WATER DISTRICT
SEWER - ELSNORE VALLEY MUNICIPAL WATER DISTRICT
NATURAL GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRIC - THE EDISON COMPANY
CABLE - VERIZON
TELEPHONE - VERIZON
 - 11. SCHOOL DISTRICT:**
LAKE ELSNORE UNIFIED SCHOOL DISTRICT
 - 12. SOURCE OF TOPOGRAPHY:**
LIDAR PHOTOGRAMMETRY
GRAND TERRACE, CA
 - NOTE:**
 11. THIS TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS DRINKINGP.
 12. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS.
 13. THIS SITE IS NOT SUBJECT TO LIQUEFACTION POTENTIAL, OR OTHER GEOLOGIC HAZARDS.
 14. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD
 15. THE SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
 16. THE SUBJECT PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA.
 17. THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE A DESIGNATION (OUTSIDE 100 YR AND 500 YR FLOOD PLAN).



NO.	DATE	REVISION

SHEET 1 OF 2

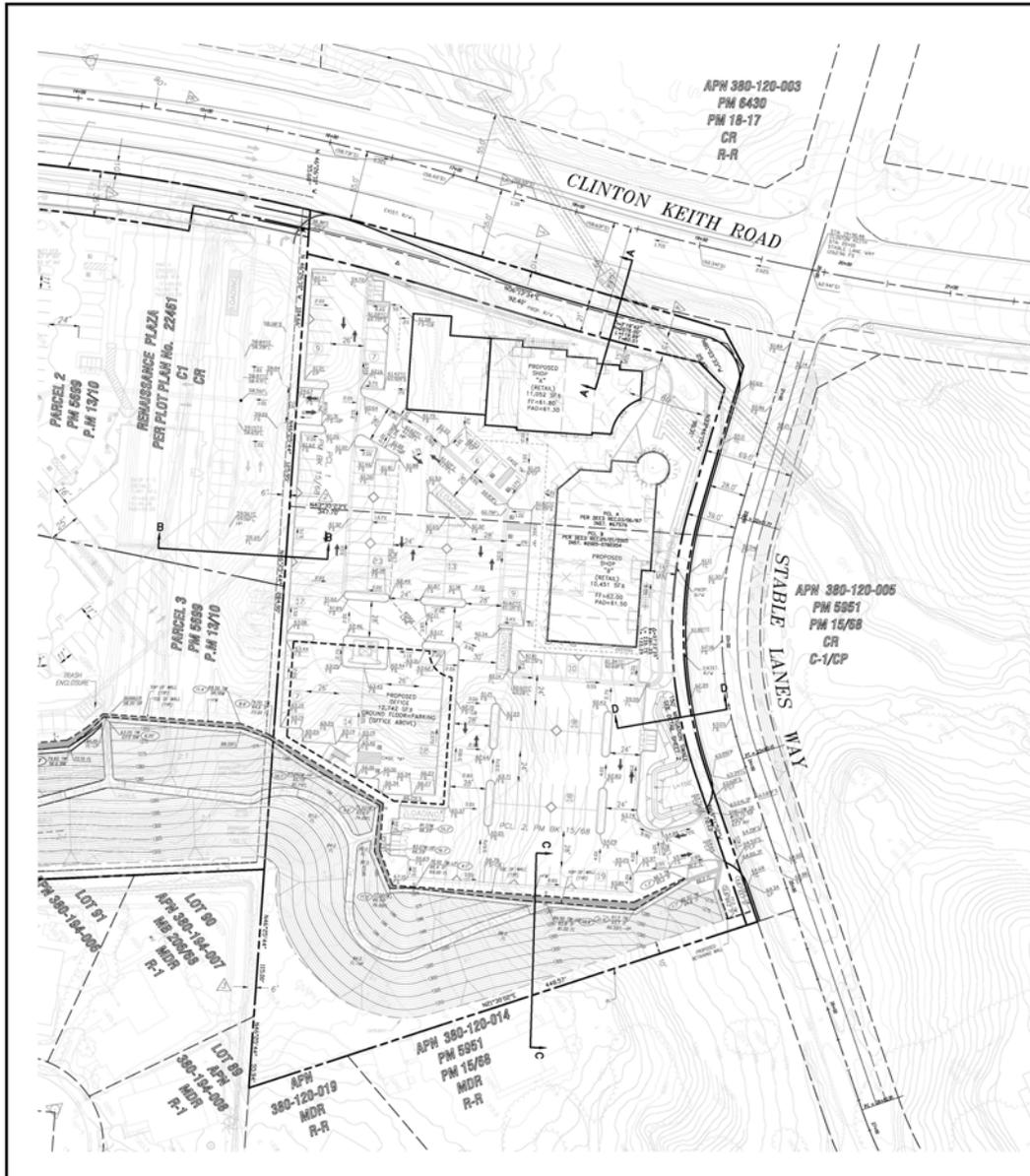
OWNERS: STABLE LANE DEVELOPMENT, LLC
 P.O. BOX 9296,
 RANCHO SANTA FE,
 CALIFORNIA 92067

APPLICANT: **M+MG**
 MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.
 41635 Litterbird Circle N., Suite B
 Temecula, California 92590
 (951)296-3476 FAX (951)296-3466 TEL
 WWW.MARKHAM-LLC.COM

ENGINEER:

Hall & Foreman, Inc.
 Engineering - Surveying - Planning - Landscape Architecture
 THREE BETHESWORLD CIRCLE, SUITE 200 • TEMECULA, CA 92590 • 951-294-8300

FIGURE 4 Plot Plan No. 23333



**COUNTY OF RIVERSIDE
PLOT PLAN No. _____
MARCH, 2008**



VICINITY MAP
NOT TO SCALE
2006 THOMAS BROS.
PAGE 927, GRID E1, F-1

PROJECT DESCRIPTION:

THE GOAL OF THIS PROJECT IS TO CONSTRUCT 21,503 S.F. OF COMMERCIAL RETAIL SPACE AND 12,742 S.F. OF PROFESSIONAL OFFICE SPACE.

SPECIAL NOTE:

THIS PRELIMINARY PLOT PLAN IS ALSO ASSOCIATED WITH P/W 35935 A SCHEDULE "T" MAP.

EARTHWORK QUANTITY ESTIMATE

	CU	FILL
EXCAVATION	133,000 C.Y.	—
EMBANKMENT	—	5,000 C.Y.
EXPORT	—	128,000 C.Y.
SHRINKAGE	—	—
TOTALS	133,000 C.Y.	133,000 C.Y.

EASEMENT NOTES

- ▲ 10' EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED OCTOBER 31, 1974 AS INSTRUMENT NUMBER 1974-140374 O.R.
- ▲ 6' EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JULY 7, 1976 AS INSTRUMENT NUMBER 1976-97959 O.R. (AFFECTS PARCEL 3)
- ▲ 6' EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JULY 7, 1976 AS INSTRUMENT NUMBER 1976-97911 O.R. (AFFECTS PARCEL 2)
- ▲ 15' EASEMENT IN FAVOR OF RIVERSIDE COUNTY, RECORDED DECEMBER 24, 1998 AS INSTRUMENT NUMBER 1998-482895 O.R.
- ▲ 55' EASEMENT IN FAVOR OF RIVERSIDE COUNTY RECORDED MAY 8, 1974 AS INSTRUMENT NUMBER 55745 O.R.

PARKING REQUIRED:

SITE SUMMARY

SITE AREA: 148,000 SF ± USABLE (1.97 AC ±)
BUILDING AREA:
 SHOPS A&B (RETAIL) 21,503 SF ±
 BLDG. C (OFFICE) 12,742 SF ±
TOTAL BUILDING AREA: 34,245 SF ±
BUILDING/LAND RATIO: 23.13% ±

- A) FOR GENERAL RETAIL = 21,503 SF
SF ± @ 3.5/1000 SF = 119 SPACES
- B) FOR PROFESSIONAL OFFICE = 12,742 SF
SF ± @ 1/200 SF NET LEASABLE AREA = 64 SPACES
- TOTAL PARKING REQUIRED = 183 SPACES**
- TOTAL PARKING PROVIDED = 183 SPACES**

GENERAL NOTES

1. ADDRESS
32150 CLINTON KEITH RD.
WELDON, CA 92595
2. ASSESSORS' PARCEL NO.:
380-120-012
380-120-013
3. LEGAL DESCRIPTION
PARCEL A: A PORTION OF PARCEL 4 OF PARCEL MAP No. 5951, AS RECORDED IN BOOK 15, PAGE 68, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PER DEED REC.03/06/87 INST. #67576
PARCEL B: A PORTION OF PARCEL 4 OF PARCEL MAP No. 5951, AS RECORDED IN BOOK 15, PAGE 68, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PER DEED REC.09/21/2005 INST. #2005-0786354
4. TOTAL ACREAGE:
PARCEL A: 0.14 ACRES GROSS / 1.28 ACRES NET
PARCEL B: 3.21 ACRES GROSS / 2.86 ACRES NET
5. EXISTING ZONING:
P-R
6. PROPOSED ZONING:
C-1 / C-P
7. EXISTING LAND USE:
C-R
8. PROPOSED LAND USE:
C-R
9. METHOD OF SEWAGE DISPOSAL
TO THE EXISTING SEWER LATERAL
10. UTILITIES:
WATER — ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER — ELSINORE VALLEY MUNICIPAL WATER DISTRICT
NATURAL GAS — SOUTHERN CALIFORNIA GAS CO.
ELECTRIC — THE EDISON COMPANY
CABLE — VERIZON
TELEPHONE — VERIZON
11. SCHOOL DISTRICT:
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
12. SOURCE OF TOPOGRAPHY:
L/W PHOTOGRAMMETRY
DRYDEN TERRACE, CA
13. NOTE:
ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS.
14. THIS SITE IS NOT SUBJECT TO LIQUEFACTION POTENTIAL, OR OTHER GEOLOGIC HAZARD.
15. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD
16. THE SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAN.
17. THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE 4 DESIGNATION OUTSIDE 100 YR AND 500 YR FLOODPLAIN.
18. IRRIGATION AND LANDSCAPING PLANS WILL BE DEFERRED TO A LATER TIME.



NO.	DATE	REVISION

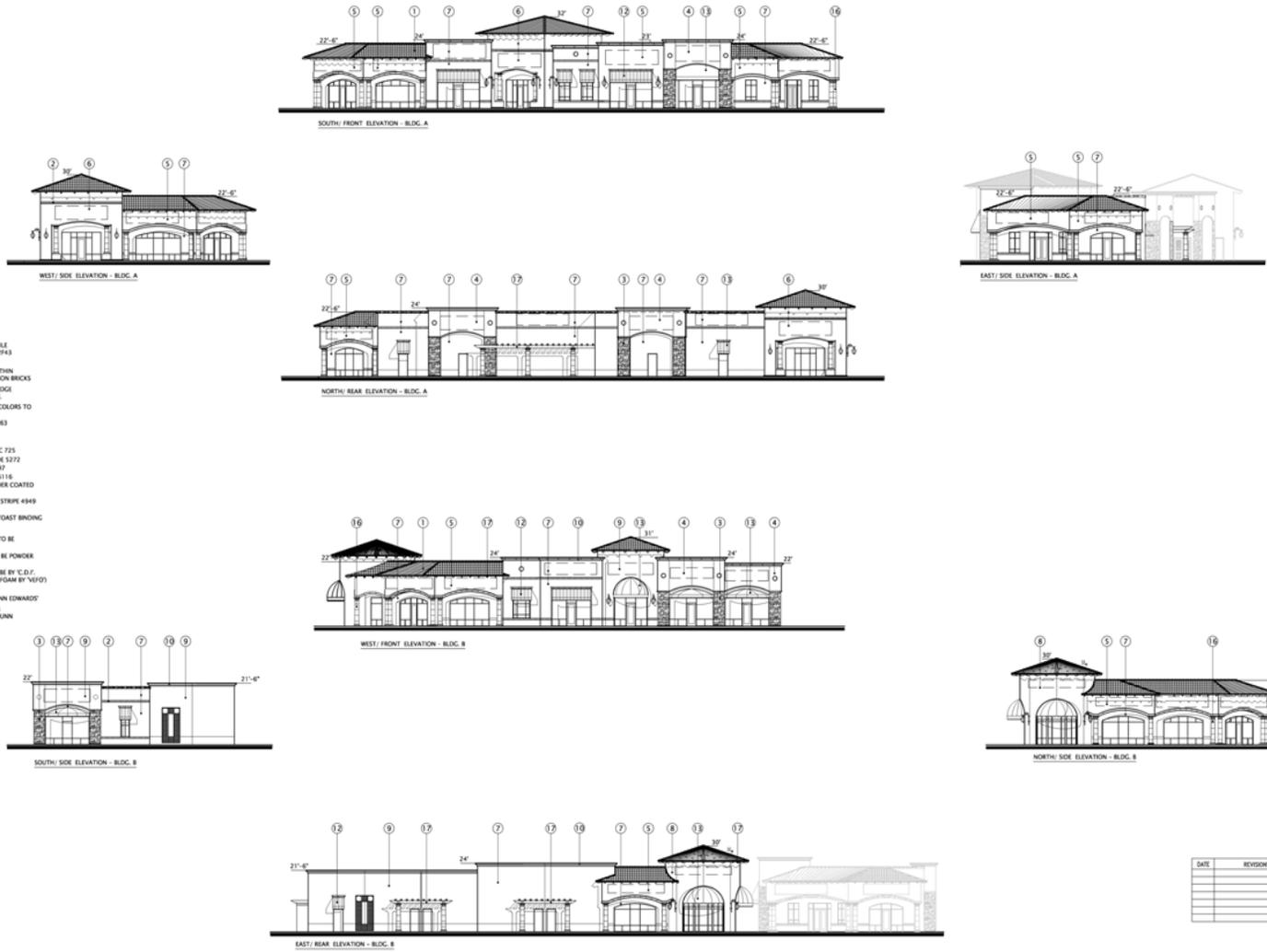
SHEET 1 OF 2

OWNERS: STABLE LANE DEVELOPMENT, LLC
P.O. BOX 5296
RANCHO SANTA FE
CALIFORNIA 92067

APPLICANT: **M+JG**
MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.
41635 Enterprise Circle N., Suite B
Teresopolis, California 92590
(951)296-3476 FAX (951)296-3466 TEL
MRT & MARKHAM 822 3807

ENGINEER:
Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture
THREE BETERWORLD CIRCLE, SUITE 200 • TEMECULA, CA 92590 • 951-294-8300

FIGURE 5 Elevation Drawings / Conceptual Design



- COLOR AND MATERIAL LEGEND**
1. ROOF - TWO PIECES MISSION & TURRET TILE
30N NATURAL RED - #40, 30N BRICK RED - 2F43
40N CONNORIAN - 2F18 BY MCA TILE
 2. BRICKS - "OLD BRICK ORIGINALS" FULL & THIN
BRICKS COLOR - "CHARLESTON" BY ROBBISON BRICKS
 3. STONE VENEER - "WISCONSIN WEATHER EDGE
LEDGESTONE" CV-2091, CULTURED STONE
 4. TRIMS TO BE SAND FINISH STUCCO. ALL COLORS TO
BE BY DUAN EDWARDS
 5. FIELD COLOR - SONOMA SHADES - DE 5263
 6. FIELD COLOR - FRANK TUCK - DEC 714
 7. TOWER COLOR - RED HOOK - DE 6091
 8. FIELD COLOR - WEATHERED CORAL - DEC 725
 9. TOWER COLOR - SEDONA AT SUNSET - DE 5272
 10. ACCENT COLOR - PALOMA TAN - DE 5297
 11. TRIM & CORNICES - DOVER PLAINS - DE 6116
 12. ALL METAL RAILINGS, CALLS TO BE POWDER COATED
COLOR: RAL 8015 - BY TIGER DRYLAC
 13. CANVAS AWNING, FOREST VINTAGE BAR STRIPE #949
BY SUNBrella
 - 13A. CANVAS AWNING, MAHOGANY 4667 W/ TOAST BINDING
BY SUNBrella
 14. ALUMINUM STOREFRONT SYSTEM FINISH TO BE
ANODIZED BRONZE
 15. 404 METAL TRELLIS W/ 404 MESH ALL TO BE POWDER
COATED RAL 8015 - BY TIGER DRYLAC
 16. PRE CAST COLUMNS, TRIMS, CORBELS TO BE BY C.D.F.
COLOR TO BE "C219 SAND" (ON LITE CAST FORM BY 1010)
 17. RAFTER TAILS & PAINTED WOOD TRELLIS
COLOR TO BE "DARK BIRCH" - DE 6026 BY DUAN EDWARDS
 - 17A. RAFTER TAILS & PAINTED WOOD TRELLIS
COLOR TO BE: DOVER PLAINS - DE 6116 BY DUAN
EDWARDS

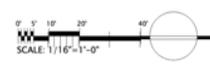
BLD'GS "A" & "B" ELEVATIONS

SHEET 2 OF 09

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF MCA ARCHITECTS, INC.
THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCA ARCHITECTS, INC.

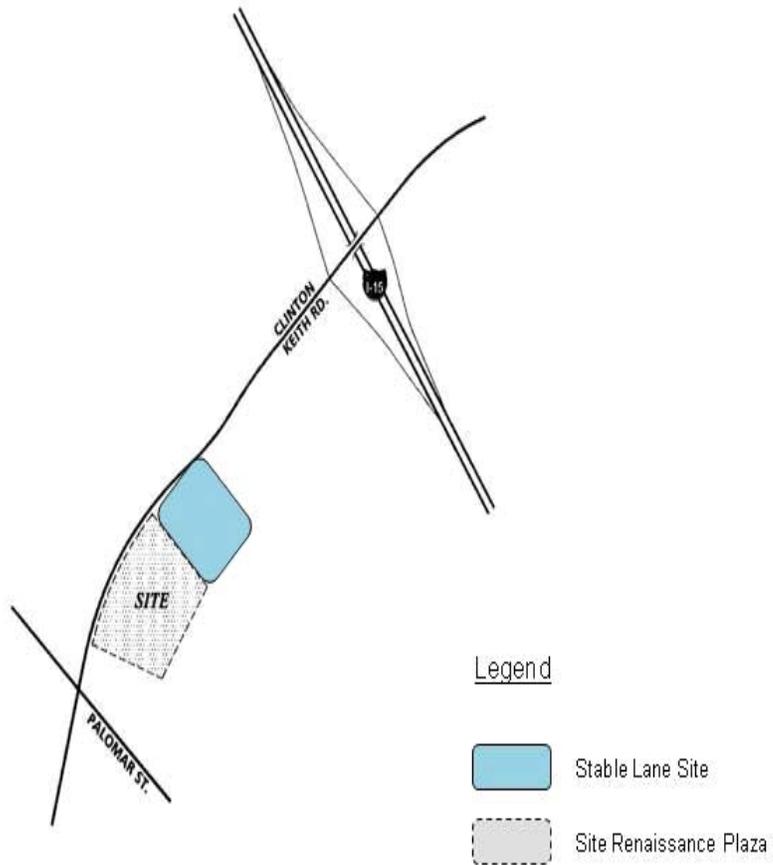
STABLE LANES
CLINTON KEITH, MURRIETA, CA

DATE	REVISIONS



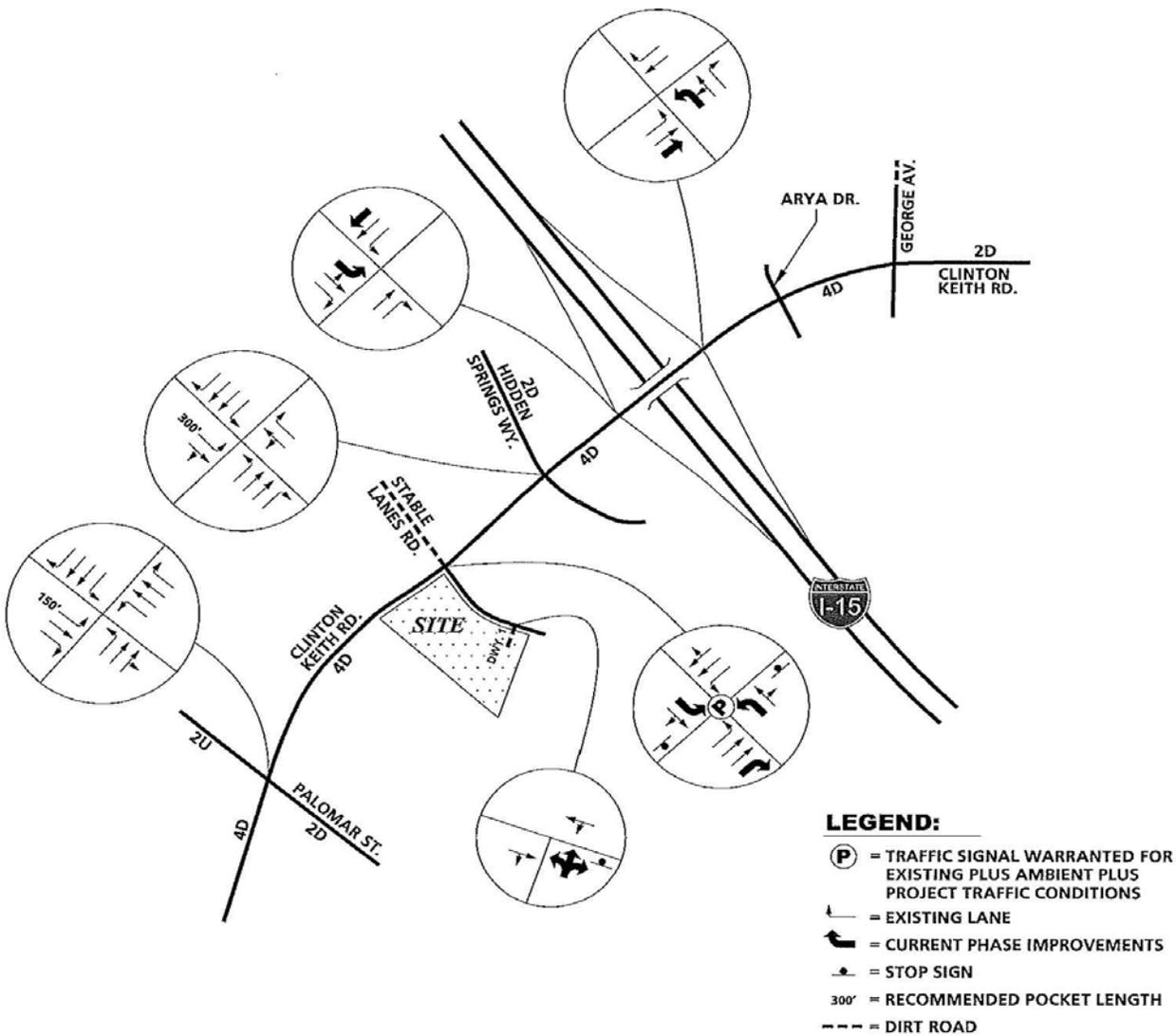
MCA
Architects, Inc.
07025 TM
01-29-08

FIGURE 6
Location Map



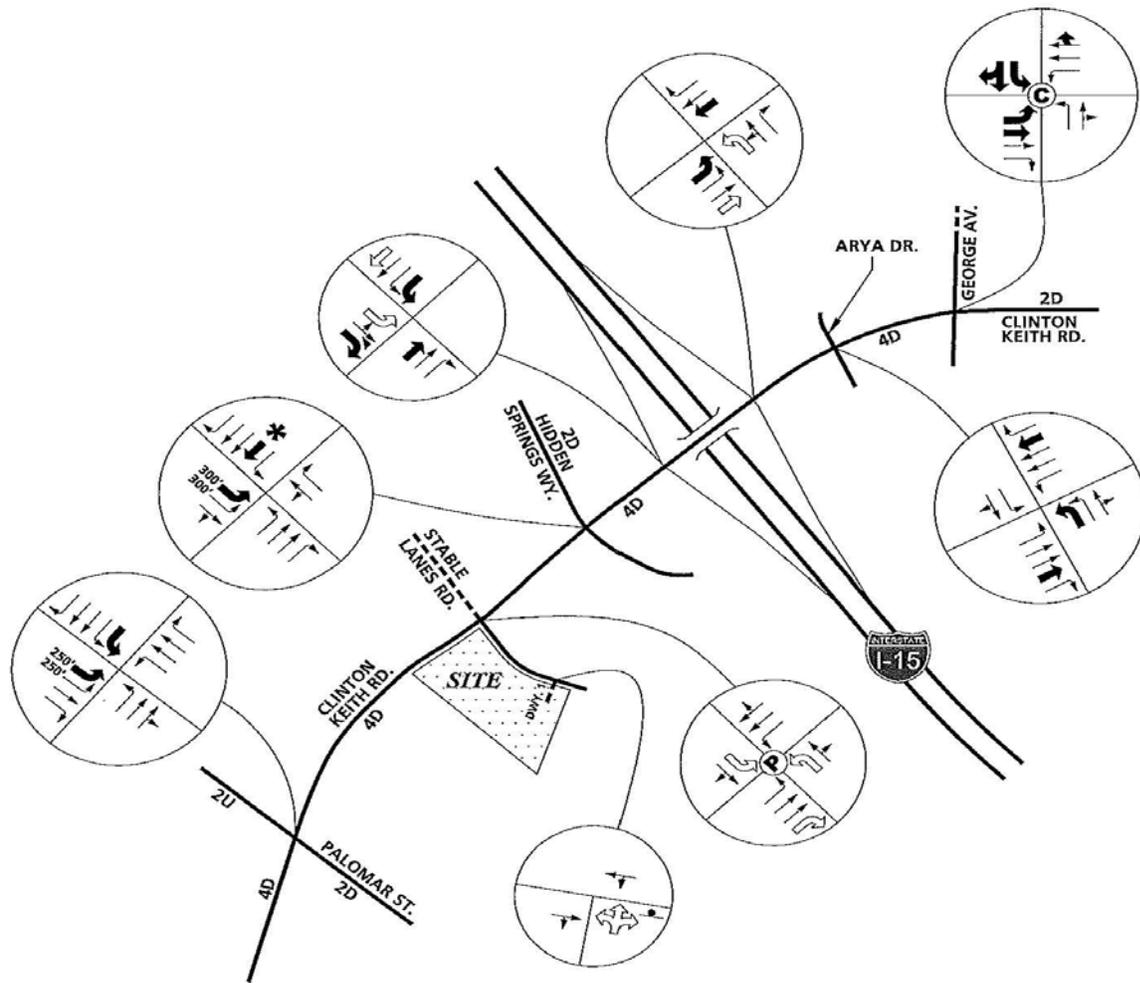
Source; Urban Crossroads, Renaissance Plaza Development Noise Analysis

FIGURE 7
Recommended Improvements for Existing Plus Ambient Plus Project



Source: Urban Crossroads, Stable Lanes Project Traffic Impact Analysis

FIGURE 8
Additional Recommended Improvements for Existing
Plus Ambient Plus Project Plus Cumulative



LEGEND:

- | | |
|---|--|
| <ul style="list-style-type: none"> (P) = TRAFFIC SIGNAL WARRANTED FOR EXISTING PLUS AMBIENT PLUS PROJECT TRAFFIC CONDITIONS (C) = TRAFFIC SIGNAL WARRANTED FOR EXISTING PLUS AMBIENT PLUS PROJECT TRAFFIC CONDITIONS = EXISTING LANE = CURRENT PHASE IMPROVEMENTS | <ul style="list-style-type: none"> = PREVIOUS PHASE IMPROVEMENTS = CURRENT PHASE FREE-RIGHT TURN LANE IMPROVEMENTS = STOP SIGN 300' = RECOMMENDED POCKET LENGTH = PROVIDE A RECEIVING LANE - - - = DIRT ROAD |
|---|--|



Source: Urban Crossroads, Stable Lanes Project Traffic Impact Analysis

FIGURE 9
Circulation Recommendations

CONSTRUCT CLINTON KEITH ROAD AT ITS ULTIMATE HALF SECTION WIDTH AS AN URBAN ARTERIAL ROADWAY FROM THE WESTERLY PROJECT BOUNDARY TO STABLE LANES ROAD IN CONJUNCTION WITH DEVELOPMENT.

CONSTRUCT A MINIMUM 100 FOOT EASTBOUND RIGHT TURN LANE AT STABLE LANES ROAD AND CLINTON KEITH ROAD.

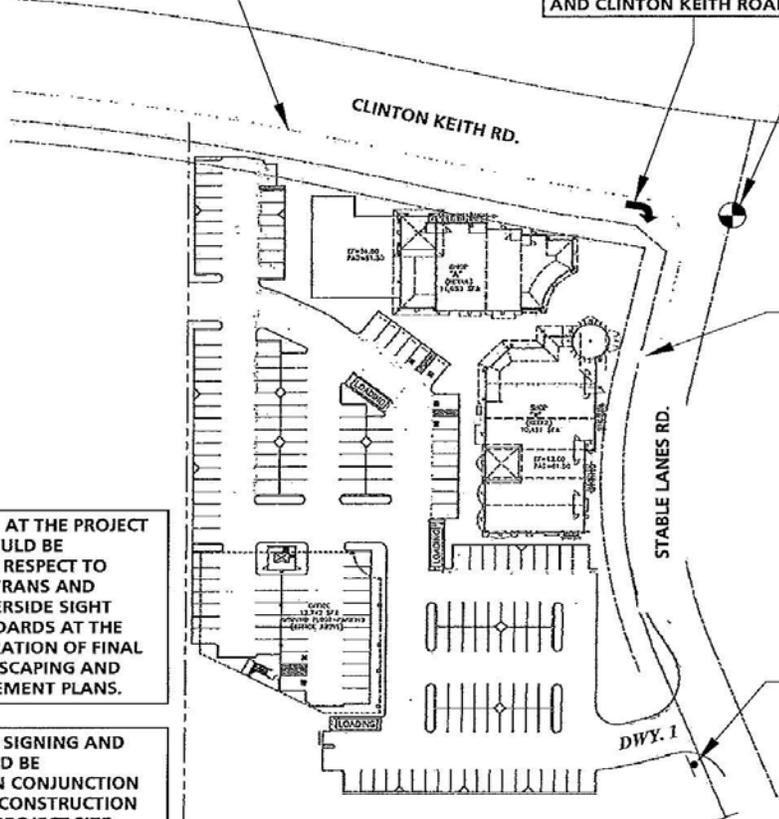
PROVIDE A TRAFFIC SIGNAL WHEN WARRANTED.

CONSTRUCT STABLE LANES ROAD AT ITS ULTIMATE HALF SECTION WIDTH AS A COLLECTOR ROADWAY (OR THE MINIMUM WIDTH TO PROVIDE TWO WAY TRAVEL) FROM CLINTON KEITH ROAD TO THE SOUTHERLY PROJECT BOUNDARY.

SIGHT DISTANCE AT THE PROJECT ENTRANCES SHOULD BE REVIEWED WITH RESPECT TO STANDARD CALTRANS AND COUNTY OF RIVERSIDE SIGHT DISTANCE STANDARDS AT THE TIME OF PREPARATION OF FINAL GRADING, LANDSCAPING AND STREET IMPROVEMENT PLANS.

ON-SITE TRAFFIC SIGNING AND STRIPING SHOULD BE IMPLEMENTED IN CONJUNCTION WITH DETAILED CONSTRUCTION PLANS FOR THE PROJECT SITE.

THE PROJECT SHALL ALSO PARTICIPATE IN FUNDING OF OFF-SITE IMPROVEMENTS WHICH ARE NEEDED TO SERVE CUMULATIVE FUTURE CONDITIONS THROUGH PAYMENT OF APPROPRIATE FEES (COUNTY DIF, TUMF, AND ROAD AND BRIDGE BENEFIT DISTRICT FEES). THE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM FOR WESTERN RIVERSIDE COUNTY INCLUDES A NETWORK OF REGIONAL FACILITIES AND ENDEAVORS TO SPREAD THE COST ON A REGIONAL BASIS THROUGH PARTICIPATION OF THE COUNTY AND INDIVIDUAL CITIES. IT PROVIDES A KEY FUNDING SOURCE FOR GENERAL PLAN IMPROVEMENTS IN THIS AREA.



LEGEND:

-  = TRAFFIC SIGNAL
-  = STOP SIGN

ATTACHMENT J



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 9, 2009

Mr. Dave Hogan
City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

RECEIVED
SEP 11 2009
CITY OF WILDOMAR

Dear Mr. Hogan:

Re: Notice of Intent to Adopt a
Mitigated Negative Declaration for the
Stable Lanes Commercial Center

This letter is written in response to the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the Stable Lanes Commercial Center. The proposed project consists of the development of commercial retail development and day care facility, parking facilities, street improvements and associated appurtenances on an approximate 4.5-acre site.

The Riverside County Flood Control and Water Conservation District (District) has reviewed the MND and has the following comments about the proposed Stable Lanes Commercial Center boundary:

1. This project is located within the limits of the Murrieta Valley sub-watershed of the District's Murrieta Creek Area Drainage Plan, for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
2. The City of Wildomar is a co-permittee under the Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit for the Santa Margarita River (SMR) Watershed adopted by San Diego Regional Water Quality Control Board. This permit requires development of a project specific Water Quality Management Plan (WQMP) for certain categories of new development and significant redevelopment projects, including housing subdivisions of 10 or more dwelling units, to implement site, source and treatment control best management practices (BMPs). The BMPs are intended to minimize the discharge of pollutants in stormwater and to prevent non-stormwater discharges to the MS4. A copy of the adopted order is available at www.swrcb.ca.gov/rwqcb9/. A copy of the WQMP guidance document (Appendix O to the Drainage Area Management Plan) is available at <http://www.rcfloodcontrol.org>.

Very truly yours,

A handwritten signature in blue ink that reads "Dale V. Anderson".

DALE V. ANDERSON
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kathleen Browne

JRJ:DVA:bjj

ATTACHMENT K



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

September 15, 2009

Dave Hogan, Planning Director
City of Wildomar Planning Department
23873 Clinton Keith Road
Wildomar, CA 92595

RECEIVED
SEP 18 2009
CITY OF WILDOMAR

**RE: Stable Lanes Commercial Center
Notice of Intent to Adopt a Mitigated Negative Declaration
Initial Study No. 08-0166
Tentative Parcel Map No. 35935, Plot Plan No. 23333, Change of Zone
08-166**

**PROPOSAL: Develop a commercial retail development and day care facility,
parking facilities, street improvements and associated appurtenances
on approximately 4.5 acres.**

Dear Mr. Hogan:

The Riverside County Waste Management Department (RCWMD) has received and reviewed the Notice of Intent to adopt a Mitigated Negative Declaration for the project referenced above. The project is located southeast of Clinton Keith Road and west of Stable Lanes Street, in the City of Wildomar. The proposed development also includes the provision of 140 parking stalls, the construction of internal roadways, the construction of a portion of Clinton Keith Road and Stable Lanes Street, and the installation of related infrastructure and appurtenances. The RCWMD offers the following comments for your consideration:

1. Solid Waste Management/Impacts

The development of the proposed project has the potential to impact waste facilities and capacity during construction and upon buildout of the project; as a result, it has the potential to impair the County of Riverside's ability to maintain the State-mandated 50 percent diversion. The Initial Study should include the projected amount of waste generated by the project, using an appropriate waste generation factor for construction activities and each type of land use proposed. To assess waste impacts please consult the website for the California Integrated Waste Management Board to determine waste generation. The following landfill information will be useful to include in the analysis of potential solid waste impacts in the Initial Study:

- a. CR&R is currently the franchise waste hauler for the project area. The hauler may select to transport the project's waste to one of three (3) landfills in the western Riverside County area; the landfills are El Sobrante Landfill, Lamb

Canyon Landfill, and Badlands Landfill. All three landfills are Class III landfills (receive municipal solid waste) and are described as follows:

El Sobrante Landfill:

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. The El Sobrante Landfill is currently permitted to receive 10,000 tons of refuse per day (tpd), of which 4,000 tpd is reserved for refuse generated within Riverside County. The landfill has a total capacity of approximately 109 million tons or 184.93 million cubic yards, of which approximately 52.3 million tons are reserved for in-County waste¹. As of January 1, 2009 (beginning of day), the landfill had a remaining in-County disposal capacity of approximately 39.969 million tons. During the last six months of 2008, the El Sobrante Landfill accepted a total of approximately 1.031 million tons of waste, of which approximately 0.429 million tons were generated within Riverside County.² The daily average for in-County waste was 2,786 tons. The landfill is expected to reach capacity in approximately 2031.

Lamb Canyon Landfill

The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of Interstate 10 and north of Highway 74. The landfill is owned and operated by Riverside County. The landfill property encompasses approximately 1,189 acres, of which 353.4 acres encompass the current landfill permit area. Of the 353.4-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 3,000 tons of refuse per day and had an estimated total disposal capacity of approximately 15.461 million tons, as of June 30, 2008.³ As of January 1, 2009 (beginning of day), the landfill had a total remaining capacity of approximately 9.541 million tons⁴. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2020.⁵ During the last six months of 2008, the Lamb Canyon Landfill accepted a daily average volume of 1,888 tons and a period total of approximately 303,946 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site.

¹ According to Second Amendment to the Second El Sobrante Landfill Agreement, dated March 12, 2007

² Tonnage figures as reported in SiteInfo.

³ GASB 18 – 2008 – Engineering Estimate for total landfill capacity

⁴ GASB 18 – 2008 – Engineering Estimate, and tonnage data from SiteInfo

⁵ Latest site life expectancy estimate by Project Engineer.

Badlands Landfill:

The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue.

The landfill is owned and operated by Riverside County. The existing landfill encompasses 1,168.3 acres, of which 150 acres are permitted for refuse disposal and another 96 acres are designated for existing and planned ancillary facilities and activities. The landfill is currently permitted to receive 4,000 tons per day and had an estimated total capacity of approximately 15.237 million tons, as of June 30, 2008⁶. As of January 1, 2009 (beginning of day), the landfill had a total remaining disposal capacity of approximately 7.556 million tons.⁷ The Badlands Landfill is projected to reach capacity, at the earliest time, in 2014.⁸ During the last six months of 2008, the Badlands Landfill accepted a daily average volume of 1,407 tons and a period total of approximately 216,684 tons. Further landfill expansion potential exists at the Badlands Landfill site.

- b. The Initial Study should identify methods to be used to handle waste generated by the proposed development. Mitigation of project impacts should include recycling measures to reduce waste with special focus given to construction/demolition waste and green waste in common landscape areas. Proponents of this development project should be encouraged to consider incorporating the following measures to help reduce their project potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:
 - Green waste generated by the proposed development project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
 - The use of mulch and/or compost in the development and maintenance of landscape areas should be recommended.
 - Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
- c. The EIR should provide a discussion about the need for the development project to comply with all regulatory requirements regarding solid wastes as per State Model Ordinance, implemented on September 1, 1994 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.

⁶ GASB 18 – 2008 – Engineering Estimate.

⁷ GASB 18– 2008 – Engineering Estimate, and tonnage data from SiteInfo

⁸ Latest site life expectancy estimate by Project Engineer.

2. Transportation/Traffic

Projected traffic generated by future development project should include estimates of truck trips attributed to the collection and transportation of waste and recyclables from land uses within the proposed project area.

3. Air Quality

Potential air quality impacts associated with the collection and transportation of solid waste from future development project (i.e., disposal truck traffic, on a local and cumulative level) should be analyzed.

4. Hazardous Waste

Hazardous waste is not accepted at County landfills. Construction activities associated with the project should provide an estimate of the amount of hazardous waste and household hazardous waste, such as paint, that will be generated by the project and how it will be disposed or recycled.

Thank you for the opportunity to comment on this project. If you have any questions or comments please contact me at mliedl@co.riverside.ca.us or 951.486.3284.comments.

Sincerely,



Mirtha Liedl, Planner IV

ATTACHMENT L

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



September 22, 2009

Mr. Dave Hogan

CITY OF WILDOMAR

23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

RECEIVED
SEP 25 2009
CITY OF WILDOMAR

Re: SCH#2009081106 CEQA Notice of Completion; Initial Study for a Mitigated Negative Declaration for the Stable Lanes Commercial Center, TPM 35935 Project; located in the City of Wildomar; Riverside County, California

Dear Mr. Hogan:

The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 for the protection and preservation of California's Native American Cultural Resources. The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amended in 2009) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following.

The Native American Heritage Commission did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code §5097.94(a) and Native American Cultural resources were not identified within one-half mile of the APEs... Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource.. Also, the NAHC recommends that a Native American Monitor or person be employed whenever a professional archaeologist is employed during the 'Initial Study' and in other phases of the environmental study.. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation (OHP) Coordinator's office (at (916) 653-7278, for referral to the nearest OHP Information Center of which there are 11..

Consultation with tribes and interested Native American tribes and individuals, as consulting parties, on the NAHC list ,should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f])*et se*), and NAGPRA (25 U.S.C. 3001-3013), as appropriate. .

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a

project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

The authority for the SLF record search of the NAHC Sacred Lands Inventory, established by the California Legislature, is California Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10). The results of the SLF search are confidential. However, Native Americans on the attached contact list are not prohibited from and may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

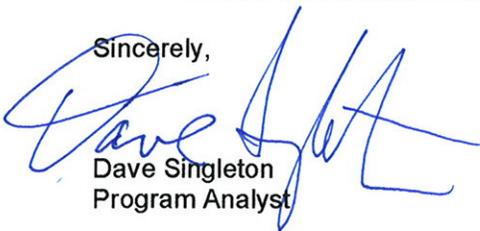
CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

Again, Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

Native American Contact
Riverside County
September 22, 2009

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477 Luiseno
Temecula , CA 92593
pmacarro@pechanga-nsn.gov
(951) 308-9295 Ext 8106
(951) 676-2768
(951) 506-9491 Fax

Willie Pink
48310 Pechanga Road Luiseno
Temecula , CA 92592
wjpink@hotmail.com
(909) 936-1216
Prefers e-mail contact

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resources Manager
P.O. Box 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 654-2765
FAX: (951) 654-4198

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 609 Cahuilla
Hemet , CA 92546
srtribaloffice@aol.com
(951) 658-5311
(951) 658-6733 Fax

Cahuilla Band of Indians
Luther Salgado, Sr.
PO Box 391760 Cahuilla
Anza , CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog. Coordinatr
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
mcontreras@monongo-nsn.
(951) 755-5025
(951)201-1866 - cell
(951) 922-0105 Fax

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183 Luiseño
Temecula , CA 92593
(951-770-8104
(951) 694-0446 - FAX
ahoover@pechanga-nsn.gov

Kupa Cultural Center (Pala Band)
Shasta Gaughen, Assistant Director
35008 Pala-Temecula Rd.PMB Box 445 Luiseno
Pala , CA 92059
cupa@palatribe.com
(760) 891-3590
(760) 742-4543 - FAX

This list is current only as of the date of this document.
Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code, and federal NEPA (42 USC 4321-43351), NHPA Sections 106, 4(f) (16 USC 470(f) and NAGPRA (25 USC 3001-3013)

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2009081106; CEQA Notice of Completion; Initial Study for a Mitigated Negative Declaration for the Stable Lanes Commercial Center, TPM 35935 Project; located in the City of Wildomar; Riverside County, California.

ATTACHMENT M



South Coast
Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

FAXED: September 29, 2009

September 29, 2009

Mr. Dave Hogan, Planning Director
City of Wildomar
23873 Clinton Keith Road
Wildomar, CA 92595

**Review of the Draft Mitigated Negative Declaration (MND) for the Proposed
Stable Lanes Commercial Center**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the lead agency and should be incorporated into a Draft or Final Initial Study (IS)/Mitigated Negative Declaration (MND) as appropriate.

Pursuant to Public Resources Code Section 21092.5, please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final IS/MND. Further, staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,

A handwritten signature in black ink that reads "Susan Nakamura".

Susan Nakamura
Planning Manager
Planning, Rule Development & Area Sources

Attachment

SS:EE:DG

RVC090901-03
Control Number

Mitigation Measures

1. The proposed project includes the development of a day care facility, which has been identified as a sensitive receptor in the Air Quality and Land Use Handbook developed by the California Air Resources Board (CARB). Therefore, to avoid or minimize possible future air quality impacts and/or health risk impacts to the day care facility the SCAQMD staff requests that the lead agency revise the list of mitigation measures on pages 17 and 18 of the IS/MND to include any applicable measures in Table 1-1 and Table 1-2 of the Air Quality and Land Use Handbook available at: <http://www.arb.ca.gov/ch/handbook.pdf>

Specifically, SCAQMD staff notes that in Section II-K (Applicable General Plan Land Zoning Regulations) on page 4 of the Draft IS/MND the lead agency states that the adjacent and surrounding parcels are zoned for medium density residential (R-1) and commercial retail uses (C-P-S). Also a recent copy of the lead agency's general plan land use map indicates that the adjacent and surrounding parcels are designated Commercial Retail (C-R). Design standards or mitigation measures that require adequate buffers for sensitive land uses may avoid or minimize the air quality and/or health risk impacts from future development projects.

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 5.2
PUBLIC HEARING
Meeting Date: October 7, 2009

TO: Chairman Devine, Members of the Planning Commission
FROM: Alia Kanani, Planner
SUBJECT: DLC Almond Office

Zone Change and Conditional Use Permit/Plot Plan 09-0265 – The project proposes to change the zoning from Rural Residential (R-R) to General Commercial (C-1/C-P) for three parcels and locate a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site on the northwest corner of Almond Street and Bundy Canyon Road in Wildomar, California.

APN: 366-210-052, 366-210-053 and 366-210-054

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 09-0265 THAT IS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD KNOWN AS ASSESSOR’S PARCEL NO. 366-210-052”

2. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL FOR THREE PARCELS LOCATED ON THE NORTHWEST CORNER OF ALMOND STREET AND

BUNDY CANYON ROAD, KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054"

3. Adopt a resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING CONDITIONAL USE PERMIT/PLOT PLAN 09-0265 TO ALLOW FOR A 5,280 SQUARE FOOT MODULAR BUILDING AND OUTDOOR WHOLESALE NURSERY ON A 1.54 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD AS ASSESSOR'S PARCEL NO. 366-210-052"

BACKGROUND:

The applicant is proposing the installation of a 5,280 square foot modular building and construction of an outdoor wholesale nursery a 1.54 acre site on the on the west side of Almond Street (366-210-052). The project will also include a change of zone for the wholesale nursery site (366-210-052) and the two adjacent parcels to the south (366-210-053 and 366-210-054), which are 1.56 gross (1.10 net) acres and 1.44 gross (1.16 net) acres in size respectively.

The wholesale nursery project is located on a 1.54 gross (1.45 net) acre site on the on the west side of Almond Street (366-210-052) approximately 210 feet from the intersection of Almond Street and Bundy Canyon Road. Adjacent to the wholesale nursery site to the south are two parcels (366-210-053 and 366-210-054). These parcels, which are 1.56 gross (1.10 net) acres and 1.44 gross (1.16 net) acres, are part of the change of zone application. The three parcels have a General Plan Land Use designation of Commercial Retail (CR) and are zoned Rural Residential (R-R). All three parcels are owned by the same property owner and are mostly vacant with the exception of several mobile homes. The current drainage pattern on the site is primarily to the southwest across all three properties from Almond Street to Bundy Canyon Road. The project site, including the adjacent properties to the south, is fairly flat with elevations ranging from 1337 feet above mean sea level to 1346 feet above mean sea level. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees. The location of the project is provided in Attachment D.

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

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS			
Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property*	Residential/Vacant	Commercial Retail (CR)	Rural Residential (R-R)
North	Commercial/Industrial	Medium Density Residential (MDR)	Rural Residential (R-R)
South	High School	Public Facilities (PF)	Rural Residential (R-R)
East	Residential	Medium Density Residential (MDR)	One-Family Residential (R-1-20000)
West	Commercial/Industrial	Medium Density Residential (MDR)	Rural Residential (R-R)

**Includes all three lots as the subject property; 366-210-052,366-210-053 and 366-210-054.*

The applicant proposes to install a 5,280 square foot, one-story modular building in the northeast corner of the 1.54 acre site (see Attachment F). A nursery and materials yard will be located in the rear of the property. The property owner, Moralez Enterprises, currently runs a wholesale nursery business in the City of Winchester. The new location on Almond Street will replace the sales and administrative operations at the Winchester location. Proposed business hours of operation are 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. The wholesale nursery will be closed on Sundays. The owner anticipates that he will have 12 employees at the Almond Street location. The property owner also owns the two parcels to the south that will be part of the change of zone. At this point the property owner does not have any development plans for the parcels.

DISCUSSION:

The General Plan Land Use Designation for the project site is Commercial Retail (CR). According to the Wildomar General Plan, the Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed wholesale nursery use is consistent with the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designed by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which

accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses.

Currently, the proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The proposed use, a wholesale nursery, is inconsistent with the R-R zoning designation, rural residential, and therefore the use would not be allowed in the R-R zone. The project applicant submitted an application for a zone change from Rural Residential (R-R) to General Commercial (C-1/C-P). The applicant is requesting to change the zoning on the site to General Commercial (C-1/C-P). A wholesale nursery would be allowed in the General Commercial zone with approval of a conditional use permit for the outside material sales yard under Chapter 17.72 of the Wildomar Zoning Code. The zone change application also includes the adjacent parcels to the south of the wholesale nursery project site and would allow for future commercial development in the area to be consistent with the General Plan. The proposed zone change from Rural Residential to General Commercial for all three parcels would be consistent with the General Plan Land Use Designation of Commercial Retail. The zone change is consistent based upon the surrounding land uses designations as shown in the General Plan Land Use Map.

Chapter 17.72.030 of the Wildomar Zoning Code specifies the development standards for the projects located in the General Commercial Zone. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for a specific plan. The modular building for the wholesale nursery does not exceed 35 feet and the project is not part of a specific plan. The 5,280 square foot modular building will be located in the northeast corner of the lot 6.5 feet from the front property line and 10 feet from the northern (side) property line. The building will be the administrative offices for the wholesale nursery. The floor plan for the project included an open office area, eleven smaller offices, one large open office, a conference room and men's and women's restrooms.

The nursery and materials yard will be located in the rear of the property. The plot plan shows fourteen 8 foot wide concrete material bins. There will also be an area for boxed trees, two 10 yard roll offs for green waste, areas for plants, shrubs, trees and other landscaping materials.

The maximum building height in the General Commercial (C-1/C-P) zone 50 feet per Section 17.72.030.C. The modular building will be limited to one-story with a maximum building height of 18 feet.

The off-street parking requirement per Chapter 17.188.030 for a wholesale nursery, which is classified as a professional business office, is one parking space per 200 square feet of gross floor area. The project proposes a 5,280 square feet modular building which requires a minimum of 27 parking spaces per the zoning code. The plot plan for the wholesale nursery shows 29 parking spaces. Two van accessible handicapped parking spaces are required for 26-50 parking spaces. The current site plan for the wholesale nursery project incorporates a total of 31 parking spaces including the two van accessible handicap parking.

Access to the proposed wholesale nursery is taken from Almond Ave. The paved driveway will be 30 foot wide at the entrance of the property and narrows to 24 feet wide to allow for two-way travel. The driveway entrance for wholesale nursery will require an access/ingress easement across the parcel to the south (366-210-054) as the proposed driveway will encroach on the southerly property. The reciprocal access agreement will be required prior to the issuance of a grading permit. When the property to south is developed, the proposed driveway configuration will allow for a shared driveway for both parcels. In addition, the project will be conditioned to improve Almond Street per the City of Wildomar Road Improvement Standards & Specifications.

The proposed modular building will have some basic architectural features to complement the adjacent residential neighborhood. The building exterior will be a sand finish plaster/stucco with a faux stone wainscoting along the lower wall sections. The modular building will have decorative columns and covered roof projections to provide a three dimensional design component and varying rooflines. A composite shingle roof in Estate Grey will further add a residential feel to the building. Fabric awnings in burgundy will be located above the windows on the east (Almond Street), west and south sides of the building. A condition of approval has been included to require that any roof-mounted vents or equipment not project above the height of the parapet. The south elevation includes a proposed building sign for the wholesale landscaping business above the main entrance. The project will be conditioned to provide a complete sign package for the review and approval of the Planning Department prior to the installation of any signs. The proposed building elevations are included in Attachment G.

A preliminary landscaping plan was prepared by Alhambra Group for the wholesale nursery project. The preliminary landscape plan proposes to concentrate landscaping around the building, parking areas and along the edge of Almond Street. The landscaping plan shows twenty-one Fern Pine (*Podocarpus Gracilior*) trees and eight Chinese Pistache (*Pistacha Chinensis*) trees along the perimeter of the modular building and parking lot. As for shrubs, the preliminary landscaping plan proposes a variety of scrubs including but not limited to Lily of the Nile (*Agapanthus Africanus* 'Queen Anne'), Fortnight Iris (*Dietes Vegeta*), and Indian Hawthorne (*Raphiolepis Indica* 'Clara'). The shrubs will be planted around the modular building, along the parking areas, driveway and behind the concrete material bins on the northern property line. While not permanent landscaping, boxed trees will line the rear property line and northern property line where the landscaping ends and provide additional screening. When the landscape construction and irrigation plans are submitted to the City, staff will evaluate the final locations for all of the proposed plant materials to ensure adequate shading and screening. All landscaping will be required to comply with City of Wildomar standards for coverage, quantity, type, and location.

Staff recommends that the Planning Commission recommend approval to the City Council for the requested Zone Change and Conditional Use Permit/Plot Plan 09-0265 and subject to the attached conditions of approval.

FINDINGS:

Zone Change

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

The General Plan Land Use Designation for the project site is Commercial Retail (CR). The Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed wholesale nursery would be an allowed use in the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. The proposed zone change is from Rural Residential (R-R) to General Commercial (C-1/C-P). The change of zone to General Commercial would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for a wholesale nursery. Approval of a conditional use permit will be required for the outside material sales yard component of the wholesale nursery project under Chapter 17.72 of the Wildomar Zoning Code. The zone change for the two parcels to the south of the wholesale nursery project site would allow for future commercial development in the area to be consistent with the General Plan. The proposed wholesale nursery and future development of the two parcels to the south are subject to the development standards of the General Commercial Zone and shall be designed to comply with such development standards.

Conditional Use Permit/Plot Plan

- A. That the proposed location, use and operation of the conditional use is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

The General Plan Land Use Designation for the project site is Commercial Retail (CR). The proposed zone change is from Rural Residential (R-R) to General Commercial (C-1/C-P). The change of zone to General Commercial would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for a wholesale nursery. Approval of a conditional use permit is required for the outside material sales yard component of the wholesale nursery project under Chapter 17.72 of the Wildomar Zoning Code. The wholesale nursery is consistent with the intent of the Zoning Ordinance since it meets/or exceeds the minimum development standards of the General Commercial as

illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking. Additionally, conditions have been added to the project to ensure that all the minimum requirements of the City Municipal Code are met (see Exhibit A). Further, the applicant will be required to comply with these conditions prior to obtaining building or grading permits.

The General Plan land use designation for the site is Commercial Retail (CR). The proposed wholesale nursery would be an allowed use in the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designed by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. This project is consistent with the General Plan Land Use policies by providing a community-oriented commercial use, a wholesale nursery, in an area appropriately designated by the General Plan and area plan land use maps. In addition, the change of zone for the two parcels to the south of the wholesale nursery project site would allow for future commercial development in the area consistent with the General Plan. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

- B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

The project site has been designed to meet all of the development standards of the General Commercial Zone (C-1/C-P) as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the parking spaces and drive aisles meet the minimum standards as illustrated in the Development Standards section of the Staff Report. Future development of the two parcels to the south of the wholesale nursery project site shall be subject to a plot plan application to ensure consistency with the development standards of the General Commercial Zone.

ENVIRONMENTAL ASSESSMENT:

The Planning Department prepared and circulated an Initial Study for the Mitigated Negative Declaration for Planning Application 09-0265. A notice was published in The Californian, and was mailed to all property owners within a 300 foot radius of the project site. A copy of the environmental review document was also circulated to potentially interested agencies and was available for public review at City Hall. The document was available for review from September 16, 2009 to October 5, 2009. No "Potentially Significant" impacts were identified in the Initial Study. However, there were impacts determined to be "Less than Significant" with mitigating factors and mitigation measures identified in the Initial Study. During the public review period, the City did not receive

any comments concerning the proposed project. The Initial Study and Mitigated Negative Declaration are contained in Attachment Exhibit I.

ATTACHMENTS:

- A. Resolution for Mitigated Negative Declaration
- B. Resolution of Approval for Zone Change 09-0265
Exhibit A - Change of Zone Map
- C. Resolution of Approval for Conditional Use Permit/Plot Plan 09-0265
Exhibit A – Conditions of Approval
- D. Location Map
- E. Change of Zone Map
- F. Plot Plan
- G. Elevations
- H. Floor Plans
- I. Initial Study/Mitigated Negative Declaration

Approved by:

David Hogan
Planning Director

ATTACHMENT A

RESOLUTION NO. 09-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 09-0265 THAT IS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD KNOWN AS ASSESSOR’S PARCEL NO. 366-210-052”

WHEREAS, an application for a zone change and conditional use permit/plot plan to allow the implementation of a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site northwest corner of Almond Street and Bundy Canyon Road has been filed by:

- Applicant/Owner: Moralez Enterprises
- Authorized Agent: Markham Development Management Group, Inc.
- Project Location: Northwest Corner of Almond Street and Bundy Canyon Road
- APN Number: 366-210-052, 366-210-053 and 366-210-054

WHEREAS, the proposed 5,280 square foot modular building and outdoor wholesale nursery is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”);

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

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

WHEREAS, on September 16, 2009 using a method permitted under CEQA Guidelines Section 15072(b), the City provided notice of its intent to adopt the proposed Mitigated Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk;

WHEREAS, the City made the proposed Mitigated Negative Declaration available for public review beginning on September 16, 2009 to and closing on October 5, 2009, a period of not less than 20 days. During the public review period, the City did not received any comments concerning the proposed Mitigated Negative Declaration; and

WHEREAS, the Wildomar Planning Commission conducted a duly noticed public hearing on October 7, 2009, at which it received public testimony concerning the project and the proposed Mitigated Negative Declaration and considered the proposed Mitigated Negative Declaration and proposed Mitigation Monitoring Program.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

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

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

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

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

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

E. No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment.

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

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

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the DLC Almond Office Project (09-0265) at northwest corner of Almond Street and Bundy Canyon Road as shown in Exhibit A which is attached hereto and incorporated herein by reference.

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

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-_____ was duly adopted at a regular meeting held on October 7, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

ATTACHMENT B

RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL FOR THREE PARCELS LOCATED ON THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD, KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

WHEREAS, an application for a zone change for three parcels (366-210-052, 366-210-053 and 366-210-054), including the project site for a wholesale nursery, located on the northwest corner of Almond Street and Bundy Canyon Road has been filed by:

Applicant/Owner: Moralez Enterprises
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Northwest Corner of Almond Street and Bundy Canyon Road
APN Number: 366-210-052, 366-210-053 and 366-210-054

WHEREAS, the Planning Commission has the authority per Chapter 17.280 of the Wildomar Municipal Code to review and make recommendations to the City Council on Zone Change 09-0265 for a change in zoning from Rural Residential (R-R) to General Commercial (C-1/C-P) for three parcels (366-210-052, 366-210-053 and 366-210-054), including the project site for a wholesale nursery, located at northwest corner of Almond Street and Bundy Canyon Road; and

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

WHEREAS, on October 7, 2009 the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 09-0265 at which the Planning Commission considered Zone Change 09-0265; and

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on, and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution 09-____ and

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated October 7, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and

§ 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this Zone Change is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on October 7, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a Mitigated Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. ZONE CHANGE FINDINGS.

Pursuant to Wildomar Municipal Code section 17.280, the Planning Commission makes the following findings pertaining to Zone Change 09-0265:

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

The General Plan Land Use Designation for the project site is Commercial Retail (CR). The Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed wholesale nursery would be an allowed use in the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. The proposed zone change is from Rural Residential (R-R) to General Commercial (C-1/C-P). The change of zone to General Commercial would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for a wholesale nursery. Approval of a conditional use permit will be required for the outside material sales yard component of the wholesale nursery project under Chapter 17.72 of the Wildomar Zoning Code. The zone change for the two parcels to the south of the wholesale nursery project site would allow for future commercial development in the area to be consistent with the General Plan. The proposed wholesale nursery and future development of the two parcels to the south are subject to the development standards of the General Commercial Zone and shall be designed to comply with such development standards.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council for Zone Change 09-0265 an application for a zone change for three properties (366-210-052, 366-210-053 and 366-210-054), including the project site for a wholesale nursery, located on the northwest corner of Almond Street and Bundy Canyon Road as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 7th day of October 2009.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-____ was duly adopted at a regular meeting held on October 7, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

ATTACHMENT C

RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING CONDITIONAL USE PERMIT/PLOT PLAN 09-0265 TO ALLOW FOR A 5,280 SQUARE FOOT MODULAR BUILDING AND OUTDOOR WHOLESALE NURSERY ON A 1.54 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD AS ASSESSOR'S PARCEL NO. 366-210-052"

WHEREAS, an application for a conditional use permit/plot plan to allow the implementation of a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site northwest corner of Almond Street and Bundy Canyon Road has been filed by:

Applicant/Owner: Moralez Enterprises
Authorized Agent: Markham Development Management Group, Inc.
Project Location: Northwest Corner of Almond Street and Bundy Canyon Road
APN Number: 366-210-052, 366-210-053 and 366-210-054

WHEREAS, the Planning Commission has the authority per Chapter 17.200 of the Wildomar Municipal Code to review and make recommendations to the City Council on Conditional Use Permit/Plot Plan 09-0265; and

WHEREAS, on September 16, 2009 the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

WHEREAS, on October 7, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Plot Plan 09-0265 and at which the Planning Commission considered the Plot Plan 09-0265; and

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on, and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution No. PC09-_____

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated October 7, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. CEQA: The approval of this Plot Plan is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on October 7, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a Mitigated Negative Declaration reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

SECTION 2. CONDITIONAL USE PERMIT FINDINGS.

Pursuant to Wildomar Municipal Code Chapter 17.216 and in light of the record before it including the staff report dated September 2, 2009 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

A. That the proposed location, use and operation of the conditional use is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

The General Plan Land Use Designation for the project site is Commercial Retail (CR). The proposed zone change is from Rural Residential (R-R) to General Commercial (C-1/C-P). The change of zone to General Commercial would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for a wholesale nursery. Approval of a conditional use permit is required for the outside material sales yard component of the wholesale nursery project under Chapter 17.72 of the Wildomar Zoning Code. The wholesale nursery is consistent with the intent of the Zoning Ordinance since it meets/or exceeds the minimum development standards of the General Commercial as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking. Additionally, conditions have been added to the project to ensure that all the minimum requirements of the City Municipal Code are met (see Exhibit A). Further, the applicant will be required to comply with these conditions prior to obtaining building or grading permits.

The General Plan land use designation for the site is Commercial Retail (CR). The proposed wholesale nursery would be an allowed use in the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designed by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses. This project is consistent with the General Plan Land Use polices by providing a community-oriented commercial use, a wholesale nursery, in an area appropriately designated by the General Plan and area plan land use maps. In addition, the change of zone for the two parcels to the south of the wholesale nursery project site would allow for future commercial development in the area consistent with the General Plan. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

The project site has been designed to meet all of the development standards of the General Commercial Zone (C-1/C-P) as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the parking spaces and drive aisles meet the minimum standards as illustrated in the Development Standards section of the Staff Report. Future development of the two parcels to the south of the wholesale nursery project site shall be subject to a plot plan application to ensure consistency with the development standards of the General Commercial Zone.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council for Plot Plan 09-0265 conditional use permit/plot plan to allow the implementation of a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site northwest corner of Almond Street and Bundy Canyon Road as shown in Exhibit A which is attached hereto and incorporated herein by reference.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-____ was duly adopted at a regular meeting held on October 7, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

EXHIBIT A
CITY OF WILDOMAR
CONDITIONS OF APPROVAL

Planning Application Number: Plot Plan 09-0265	
Project Description: DLC Almond Office - Locate a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site on the northwest corner of Almond Street and Bundy Canyon Road	
Assessor's Parcel Number(s): 366-210-052, 366-210-053 and 366-210-054	
Approval Date: October 7, 2009	Expiration Date: October 7, 2011

Within 48 Hours of the Approval of This Project

1. The applicant/developer shall deliver to the Planning Department a cashier's check or money order made payable to the County Clerk in the amount of Two Thousand Fifty Seven Dollars (\$2,057.00) which includes the One Thousand Nine Hundred Ninety Three Dollars (\$1,993.00) fee, required by Fish and Game Code Section 711.4(d)(3) plus the Sixty-Four Dollar (\$64.00) County administrative fee, to enable the City to file the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075. If within said 48-hour period the applicant/developer has not delivered to the Planning Department the check as required above, the approval for the project granted shall be void due to failure of condition [Fish and Game Code Section 711.4(c)].
2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

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

other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

4. The approval of the zone change and plot plan shall comply with the provisions of Title 17 – Zoning (Ordinance 348), unless modified by the conditions listed herein. This approval shall expire in two (2) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to two (2) one-year extensions of time, one year at a time.
5. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 09-0265.
6. The project shall substantially conform to the approved site plan and elevations for the Zone Change and Conditional Use Permit/Plot Plan Application 09-0265 and contained on file with the Planning Department.
7. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
8. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

Materials & Locations

Colors

Sand Finish Plaster/Stucco – Building Paint	Frazee, #CL3161W Helium
Sand Finish Plaster/Stucco – Building Accent Paint	Frazee, CL3244M Turbo
Accent Trim Paint	Frazee, #CL3245D Piper
Fabric Awing	Sunbrella #4631, Burgundy
Window and Door Frames	Dark Brown Anodized
Faux Stone Veneer	Coronado Mountain/Eastern Mountain, Grey Quartzite
Composite Shingle Roof	Owens Corning, Estate Grey
Decorative Columns	Frazee, CL3244M Turbo

9. The Applicant shall submit to the Planning Department for the permanent files 8" X 10" glossy photographic color prints of the approved color and materials board and the colored architectural elevations. All labels on the color and materials board and Elevations shall be readable on the photographic prints.
10. A plot plan application will be required for any development on the two parcels (366-210-053 and 366-210-054) to the south of the wholesale nursery site separate of the application for Conditional Use Permit/Plot Plan 09-0265
11. 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.
12. 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.
13. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer.
14. Any building signage is subject to the approval of a sign permit.
15. Tribal monitors from the Pechanga Tribe shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies, to be compensated by the developer.
16. 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.
17. If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Tribe shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation.
18. 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.

19. 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.
20. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.
21. Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.
22. Minimum required fire flow shall be 1500 GPM for two hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the CBC and building(s) having a compliant fire sprinkler system.
23. Super fire hydrant (s) (6" x 4" x 2 ½") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.
24. No grading shall be performed without the prior issuance of a grading permit by the City.
25. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
26. 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.
27. The Applicant shall dedicate, design and construct all improvement in accordance with City of Wildomar Improvement Plan Check Policies, as further conditioned herein, and Standards and to the satisfaction of The City Engineer.
28. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
29. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full. No extensions of time shall be granted unless all fee balances have been paid in full.

Prior to the issuance of Grading Permits

30. 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."*
31. The following requirement shall be included in the Notes Section of the Grading Plan: *"If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."*
32. 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.
33. Prior to the issuance of a grading permit the Applicant shall obtain a hauling route permit for the import/export of material to the satisfaction of the City Engineer.
34. Prior to the issuance of grading permits, the Applicant shall provide an access / ingress easement across parcel 366-210-054 for the proposed driveway to the satisfaction of Public Works
35. Prior to the issuance of grading permits, the Applicant shall provide an easement across parcel 366-210-053 for the proposed stormwater quality treatment device to the satisfaction of Public Works.
36. Prior to the issuance of grading permits, the project specific SWPPP shall be approved by the City Engineer.

37. Prior to issuance of grading permits the Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRCB).
38. Prior to the issuance of a grading permit, the Applicant shall submit, and the City approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
39. Prior to the issuance of a grading permit, the Applicant shall submit, and the City review and approve, a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Santa Ana Regional Water Quality Control Board.
40. Prior to the issuance of a grading permit, the Applicant shall acquire and dedicate the future right-of-way areas for parcel 366-210-054, as identified on the plot plan, to the City of Wildomar. All dedications will be in accordance with the City of Wildomar Improvement Standards and to the satisfaction of Public Works. 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.
41. Prior to the issuance of a grading permit, the Applicant shall provide an additional 10 feet of right-of way along Almond Street or dedicate a 10-foot easement, for Community Trail improvements along Almond Street to the satisfaction of the City Engineer.
42. Prior to the approval of an improvement plans, the developer shall submit and the City Engineer traffic control plans along Almond Street to ensure the continued flow of traffic during construction.

Prior to Issuance of Building Permit(s)

43. Prior to the issuance of a building permit, the developer shall submit a photometric plan, including the parking lot to the Planning Department, which meets the requirements of the Title 17 of the Wildomar Municipal Code and Chapter 8.80 (Light Pollution). The parking lot light standards shall be placed in such a way as to not adversely impact the growth potential of the parking lot trees.
44. Three copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, genus, species, and container size of the plants shall be shown. The plans shall be consistent with the requirements of the water efficient landscape ordinance. The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved grading plan.
45. The Applicant shall submit landscaping and irrigation plans within the public right of way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.

46. Building plan check deposit fee of \$307 - 1,056.00 shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.
47. The applicants or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local Water Company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."
48. Prior to the issuance of the first building permit, the Applicant shall execute a maintenance agreement for stormwater quality control treatment device to the satisfaction of Public Works.
49. Prior to the issuance of a building permit, a quitclaim shall be completed to the satisfaction of Public Works for the right-of-entry and right-of-way per Book 580 Page 260 O.R as identified in note #4 under Easement Notes on the Plot Plan 09-0265/Preliminary Grading Plan AMD. No. 2 received by the City of Wildomar on July 22, 2009.
50. The Applicant shall execute an agreement with the City of Wildomar for the relocation and modification of the outflow channel V-ditch portion located within the ultimate right of way of Bundy Canyon Road. In the agreement the applicant's responsibility shall include but not be limited to redesign/reconstruct of the porous landscape detention to be outside of the ultimate right-of way for Bundy Canyon Road, at the Applicant's cost, at such time the ultimate improvements are to be constructed.
51. Prior to the issuance of a building permit, the Applicant shall show all easements per the title report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned.
52. Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the California Title 24.
53. Prior to the issuance of the first building permit improvement plans shall be approved by The City Engineer.
54. The Applicant shall submit landscaping and irrigation plans within the public right of way to Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.
55. Prior to the issuance of a building permit, the Applicant shall provide a reciprocal access agreement between the parcel of this development and the parcels to the south in accordance with the City of Wildomar Improvement Standards and to the satisfaction of Public Works.
56. The Applicant shall obtain the appropriate clearance letters to the satisfaction of the City Engineer for any sign(s) located within an easement, including a Public Utility Easement.
57. The Applicant shall dedicate visibility easements for all driveways per the City of Wildomar Improvement Standards and to the satisfaction of The City Engineer.

58. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
59. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details.
60. Prior to the issuance of a building permit, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City of Wildomar.
61. The Applicant shall design and install electrical power, telephone, communication, and cable television lines to be placed underground, including existing overhead lines, 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site, in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances, and to the satisfaction of the City Engineer. The Applicant shall submit to the City Engineer, for verification purposes, written proof for initiating the design and/or application of the relocation issued by the utility company.
62. Prior to the issuance of a building permit, the Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.
63. Prior to the issuance of a building permit, the Applicant shall dedicate the future right-of-way areas for parcel 366-210-052, as identified on the plot plan, to the City of Wildomar. All dedications will be in accordance with the City of Wildomar Improvement Standards and to the satisfaction of Public Works. 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.
64. Prior to the issuance of a building permit, the Applicant shall design and improve Almond Street per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Improvements may require off-site transition to adequately facilitate the movement of traffic. The Applicant shall acquire all required off-site transitions.
65. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer.
66. The Applicant shall design and install street lighting in accordance with the appropriate City Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer.
67. All flood control plans to be reviewed shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer.
68. Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and

post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of Public Works.

69. Applicant shall design and improve the stormwater quality treatment devices to accommodate all runoff from parcel 366-210-052 in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of Public Works.
70. Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District. the developer shall pay the appropriate fee for Zone A of the Southwest Road and Bridge Benefit District.
71. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.
72. Prior to the issuance of building permit, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.
73. 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.

74. Prior to final inspection, electrical power, telephone, communication, and cable television lines shall be placed underground in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Engineering Department as proof of completion.
75. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461.
76. Prior to the final inspection, all outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan and the provisions of Chapter 8.08 of the Wildomar Municipal Code.
77. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in

area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

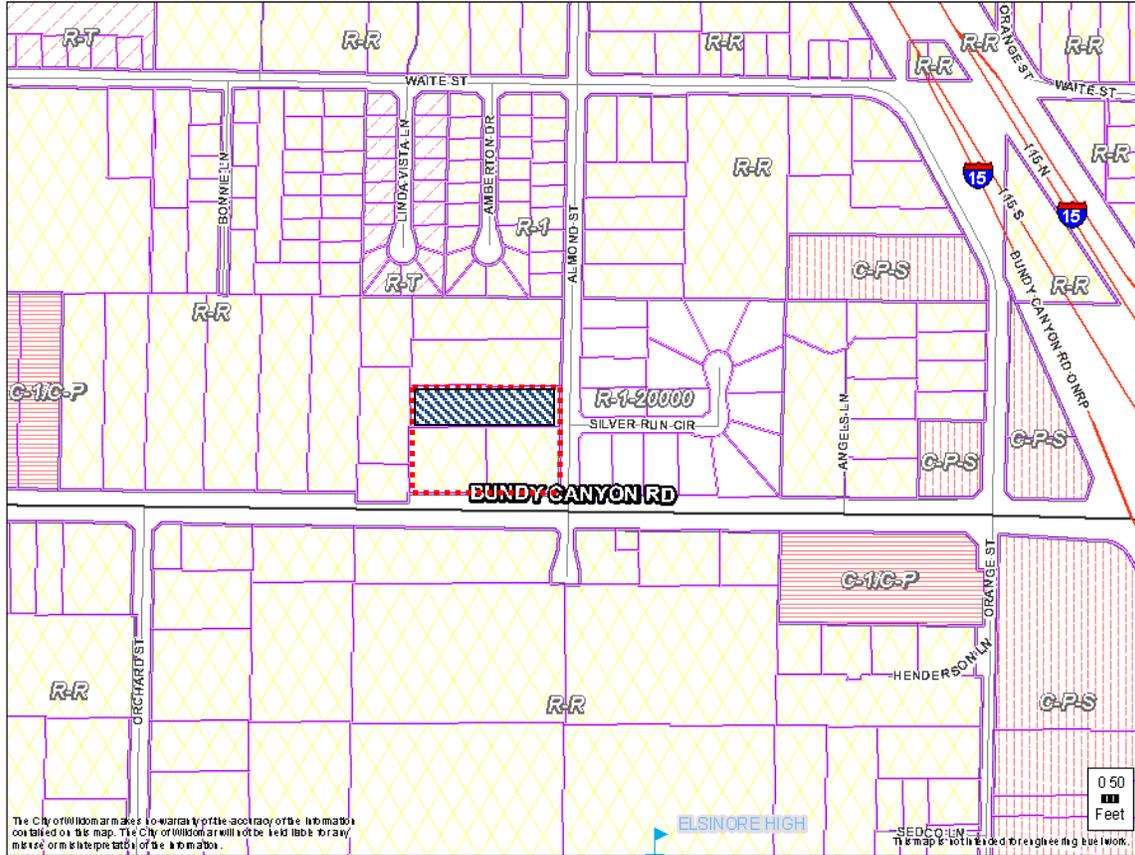
In addition to the above requirements, the surface of each parking place shall have a surface identification sign duplicating the Symbol of Accessibility in blue paint of at least three square feet in size.

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

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

ATTACHMENT D

LOCATION MAP



-  Zone Change Area
-  Wholesale Nursery Site

ATTACHMENT E

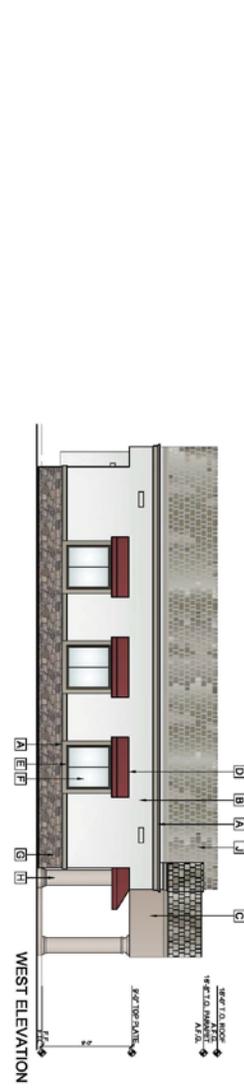
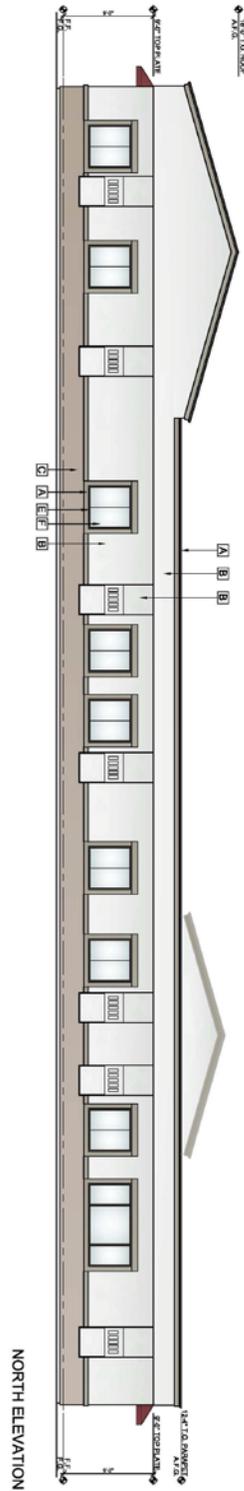
ATTACHMENT F

ATTACHMENT G

ELEVATIONS



1. ARCHITECT
4105 ENTERPRISE CIRCLE NORTH
MIDLAND, TX
(951) 293-3489
2. LAND OWNER
SUNSHINE
3080 WASHINGTON STREET
WINCHESTER, CALIFORNIA 92596
(951) 859-0024
3. DESIGNER
HERNIM + SULLIVAN ARCHITECTS, INC.
600 ST. JOHNS PLACE
MIDLAND, TX
(951) 652-4481
4. REGISTERED
ARCHITECT
5. SCALE: 1/8" = 1'-0"
6. NORTH ARROW
7. DATE EXHIBIT
DECEMBER 1
2011
8. TITLE: EXHIBIT
11/11/11



- FINISH NORTH LEGEND**
- 1. BRICK
 - 2. STUCCO
 - 3. PAINT
 - 4. METAL
 - 5. GLASS
 - 6. WOOD
 - 7. CONCRETE
 - 8. ASPHALT
 - 9. GRAVEL
 - 10. LANDSCAPE
 - 11. ROOF
 - 12. MECHANICAL EQUIPMENT
- NOTE: BUILDING EXTERIOR IS A SAND FINISH (TYPE 3)
- NOTE: MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF. ALL MECHANICAL EQUIPMENT IS LOCATED ON THE SIDE WALL OF THE NORTH BUILDING ELEVATION ONLY.

ATTACHMENT H

ATTACHMENT I

**INITIAL STUDY FOR A
MITIGATED NEGATIVE DECLARATION FOR THE
DLC Almond Office
(PROJECT 09-0265)**

**ZONE CHANGE
CONDITIONAL USE PERMIT/PLOT PLAN**

Lead Agency:

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

September 2009

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I. INTRODUCTION

A. PURPOSE

This document is an Initial Study for evaluation of environmental impacts resulting from the implementation of a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site at the corner of Bundy Canyon and Almond Street. The project will include a change of zone for three parcels (366-210-052, 366-210-053 and 366-210-054), including the wholesale nursery site and the two adjacent parcels to the south. For purposes of this document, the applications being evaluated through the environmental process will be called the “proposed project”. A more detailed description of the project is found in Section II.

B. TECHNICAL STUDIES

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

- “Project Specific Preliminary Water Quality Management Plan,” prepared by JLC Engineering and Consulting, Inc., July 20, 2009.
- “A Phase I Cultural Assessment of APN 366-210-052 thru 054,” prepared by Jean A. Keller, Ph. D, October 2007.
- “Preliminary Geotechnical Investigation,” prepared by T.H.E Soils Co., Inc, November 21, 2007.
- “Preliminary Hydrology and Hydraulics Study for APN 366-210-052,” prepared by JLC Engineering and Consulting, Inc., March 6, 2009.
- “MSHCP Compliance Report,” prepared by Paul Principe, Principe and Associates, January 2009.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

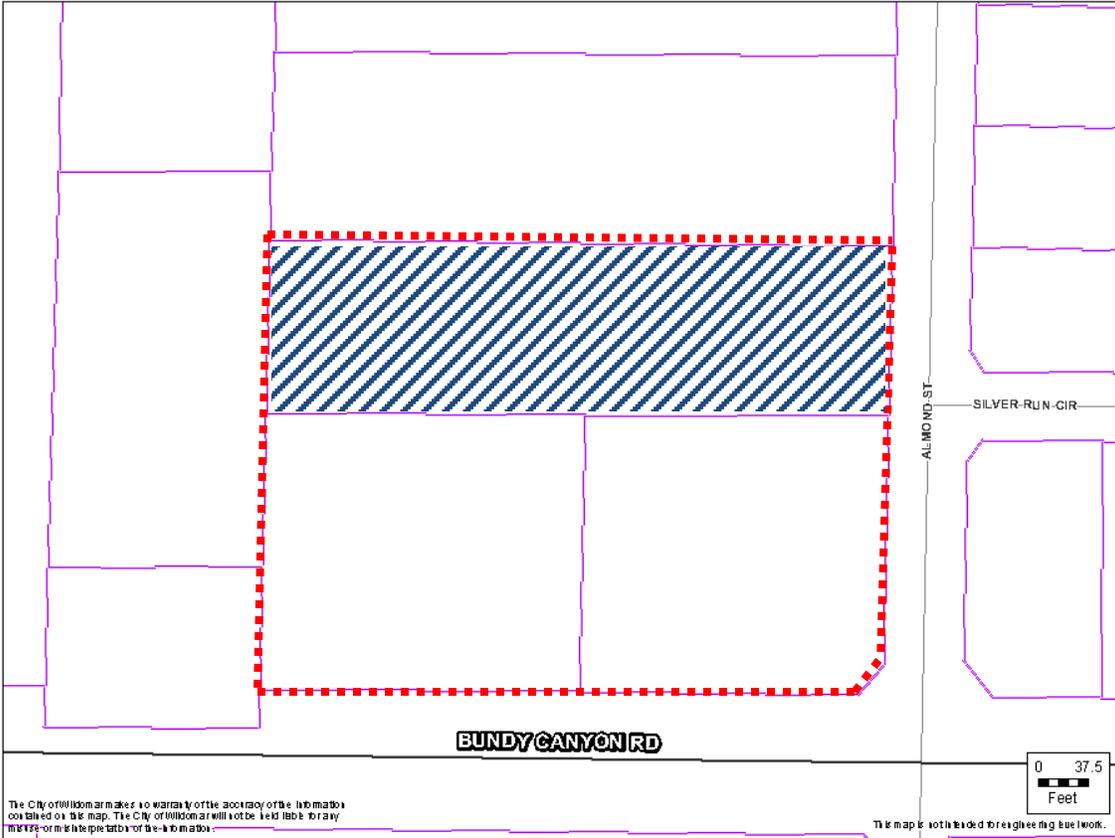
The DLC Almond Office (No. 09-0265) is on Almond Street approximately 210 feet from the intersection Almond Street and Bundy Canyon Road. The location of the project is shown on the Location Map contained in Figure 1. The Assessor's Parcel Numbers for the project site are 366-210-052, 366-210-053 and 366-210-054.

The proposed project site is located in the northwest portion of the City roughly 0.33 miles west of Interstate 15. The site is currently developed with a mobile home. The properties to the north and west are developed with a commercial/industrial uses. The properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots are slated for future commercial development. The properties to east, across Almond Street, are residential. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees. The project site, including the adjacent properties to the south, is fairly flat with elevations ranging from 1337 feet above mean sea level to 1346 feet above mean sea level. The latitude and longitude location for the site is Latitude 033°37'43"N and Longitude 117°16'49"W.

The City of Wildomar became an incorporated City on July 1, 2008. On July 1, 2008, the City adopted the County of Riverside's General Plan and Municipal Ordinance's. The City of Wildomar General Plan land use designation for the project site and adjacent properties to the south is Commercial Retail. The General Plan land use designation for the properties to the north, east, across Almond Street, and west is Medium Density Residential (MDR). The project site is currently zoned Rural Residential (R-R) on the City of Wildomar Zoning Map. The project site and the properties to the north, south and west are zoned Rural Residential (R-R). The properties to the east, across Almond Street, are zoned One-Family Residential (R-1-2000). The proposed project, a wholesale nursery, is inconsistent with the R-R zoning designation. The applicant is applying for zone change for the project site and the two adjacent properties to the south to be rezoned to General Commercial (C-1/C-P) allow for the wholesale nursery. The change of zone to General Commercial (C-1/C-P) would be consistent with the General Plan Land Use Designation of Commercial Retail. The project will change the zoning on the site to General Commercial (C-1/C-P) on the City of Wildomar Zoning Map.

The current mobile home on the project site treats all wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. Water for the mobile home is provided by Elsinore Valley Municipal Water District (EVMWD). The project proposes to connect to water and sewer service provided by EVMWD infrastructure including existing mains located within Almond Street. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. Gas will be provided by The Gas Company; electricity would be provided by Southern California Edison; cable service would be provided by Time Warner Cable and telephone service would be provided by Verizon. The site is located within the boundaries of the Lake Elsinore Unified School District. Municipal or local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contacts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

FIGURE 1 – LOCATION MAP



-  Zone Change Area
-  Wholesale Nursery Site

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

B. PROJECT DESCRIPTION

The applicant is applying for a change of zone and plot plan/conditional use permit to allow for a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site. The zone change will include three parcels (366-210-052, 366-210-053 and 366-210-054), including the wholesale nursery site and the two adjacent parcels to the south. The site plan described in this Initial Study is conceptual and may vary slightly when the design of the site plan is finalized. Any variations between the conceptual design and the final design will be evaluated by the Lead Agency to determine if the project is consistent with the conceptual project or if additional environmental review is required. The proposed project, a wholesale nursery, is inconsistent with R-R zoning designation and will require a change of zone. The project components are described below.

Change of Zone

The proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The project applicant has submitted an application for a change of zone for three parcels (366-210-052, 366-210-053 and 366-210-054), including the whole nursery site and the two adjacent parcels to the south, to make the zoning consistent with the Commercial Retail General Plan Land Use Designation. The project will change the zoning on the sites to General Commercial (C-1/C-P) on the City of Wildomar Zoning Map.

Plot Plan/Conditional Use Permit

The proposed project consists of locating a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site. Administrative operations for the wholesale nursery will be conducted in the 5,280 square foot modular building, which will be located in the northeast corner of the lot adjacent to Almond Street. The modular building will be one-story with a building height of 18 feet. The modular building will include architectural detail such as stone veneer, decorative columns, window awnings and varied roof lines. The proposed project includes 31 parking spaces that will be located in parking lots adjacent to the modular building to the east and south. The nursery and materials yard will be located in the rear of the property. The project proposes landscaping, including trees and scrubs, on the north and east (Almond Street) sides of the lot and in the parking areas. Initial estimates for the proposed project indicate that grading activities will result in 990 cubic yards of cut volume and 990 cubic yards for fill. No dirt is expected to be imported or exported to the site during the grading activities.

The City development approval applications include a zone change and a plot plan/conditional use permit application. A plot plan/conditional use permit application is required in order to ensure compliance with the City of Wildomar Zoning Code and City of Wildomar General Plan.

Future Projects

The change of zone will also facilitate future commercial retail development on the two parcels adjacent to Bundy Canyon Road. Since there are no specific proposals on these sites, no specific impact assessment is possible and any assessment of future potential impacts is highly speculative. The City's consideration of these future development projects will be based upon specific project

data and the project specific environmental impact. However, the approval of the change of zone creates a potential to cause some future in impacts on the environment from future commercial development. While some impacts are possible to all issue areas, the most likely impacts include effects to air quality, aesthetics, hydrology, land use/planning, transportation and utilities/public service.

FIGURE 2 – SITE PLAN

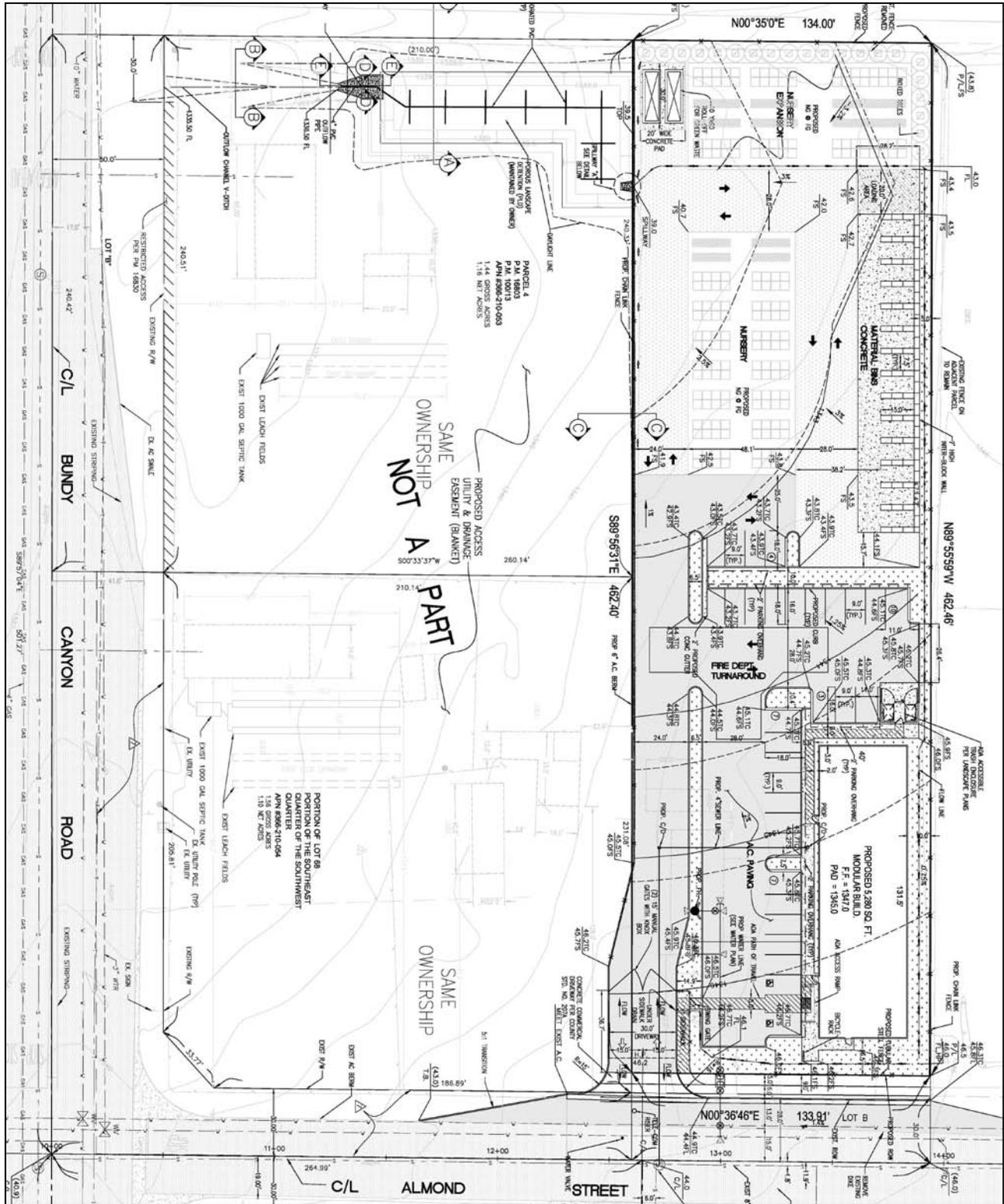
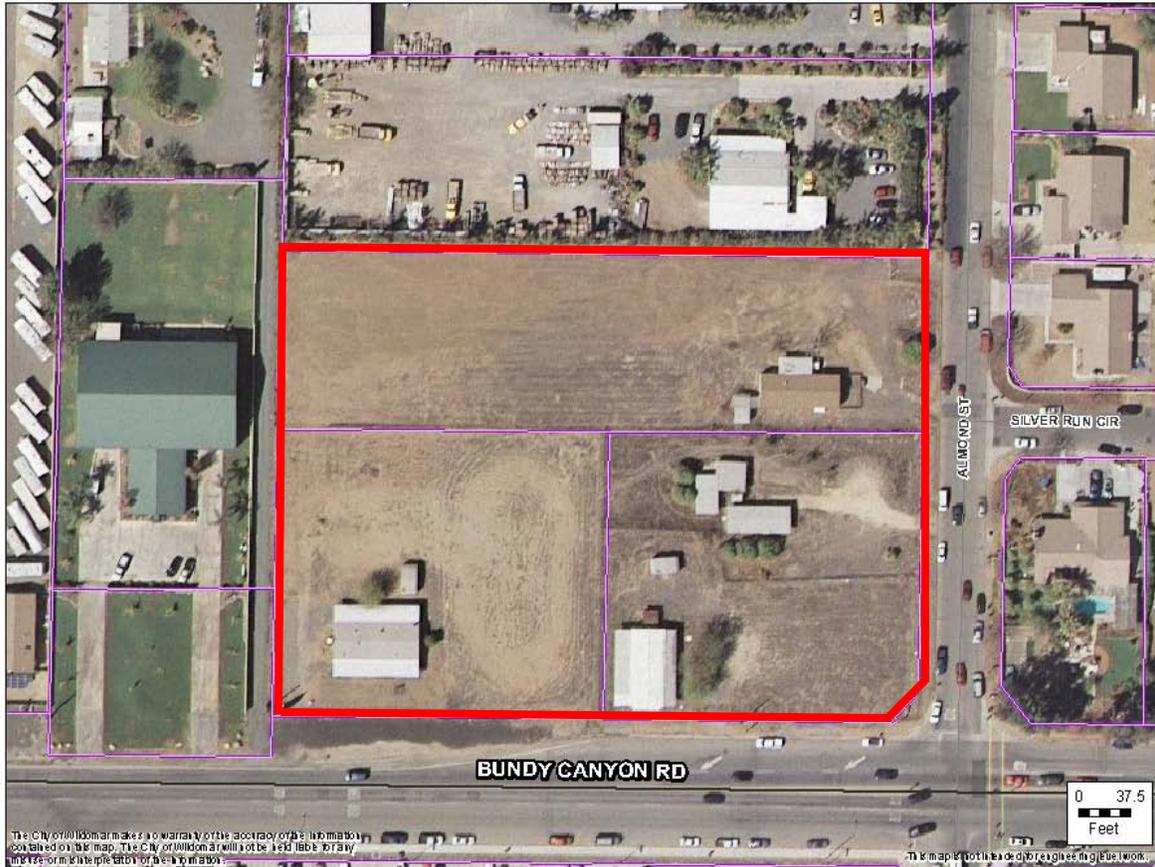


FIGURE 3 – AERIAL OF PROJECT SITE



III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title:

DLC Almond Office (09-0265)

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

Alia Kanani; (951) 677-7751

4. Project Location:

Corner of Bundy Canyon and Almond Street; Assessors Parcel Number of 366-210-052

5. Project Sponsor's Name and Address:

MDMG, Inc.; 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

6. General Plan Designation:

Current: Commercial Retail (CR)

Proposed with General Plan Amendment: No changes proposed.

7. Zoning:

Current: Rural Residential (R-R)

Proposed with Change of Zone: General Commercial Zone (C-1/C-P)

8. Description of Project:

The proposed project consists locating a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site. The City development approval applications include a zone change of three lots and a conditional use/plot plan application.

9. Surrounding Land Uses and Setting:

North – Zoning: Rural Residential; Land Use: Commercial/Industrial buildings

South - Zoning: Rural Residential; Land Use: Mobile homes

East – Zoning: Rural Residential; Land Use: Commercial/Industrial buildings

West - Zoning: One-Family Dwelling Unit; Land Use: Single-Family Homes

10. Other Public Agencies Whose Approval is Required:

None.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

On the basis of this initial evaluation:

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


Signature

9/15/09
Date

DAVID HOGAN
Printed Name

Planning Director
Title

IV. ENVIRONMENTAL ANALYSIS

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

DISCUSSION

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

Less Than Significant Impact.

The proposed project is located in the northwest portion of the City and is not located in an area which is easily visible or distinguishable. The project would mostly be visible from the immediate surrounding area. The proposed 5,280 square foot modular building will be located on the northeast corner of the property and outdoor wholesale nursery rear of the lot. The building will be limited to one-story with a maximum building height of 18 feet. Any project-level visual impacts will be addressed through the City's plot plan application process which will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, colors, etc. As a result, any scenic impacts are considered less than significant and no additional mitigation measures are required.

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

No Impact.

Bundy Canyon Road and Almond Street have not been designated as scenic highways. Interstate 15 is considered a scenic highway however the proposed project site is located roughly 0.33 miles

west of Interstate 15 and will not affect any scenic resources. The project site does not contain and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Because the proposed project will not substantially damage any scenic resources, no significant impacts are anticipated and no mitigation measures are required.

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

Less than Significant.

The proposed project consists 5,280 square foot modular building and outdoor wholesale nursery. The existing visual character of the area is a combination of vacant land/mobile homes to the south, commercial buildings/industrial yards to the north and west, and single-family homes to the east, across Almond Street. The project site is currently occupied with a mobile home on the southeast corner of the lot that was built in 1983. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees. The development of the modular building and outdoor wholesale nursery will alter the visual appearance of the area. The project proposes landscaping on the north and east (Almond Street) sides of the lot and in the parking areas. The landscaping will include trees, such as Fern Pine and Chinese Pistachio, and scrubs, including Lily of the Nile and Indian Hawthorn, which will visually enhance the existing site. The modular building will include architectural detail such as stone veneer, decorative columns, window awnings and varied roof lines. The review of the plot plan application is to ensure that future development will be designed to ensure design compatibility and land use compatibility with the surrounding area. Given the less than pristine character of the site and City's development review standards the project is not expected to degrade the existing visual character of the area. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact.

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

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

According to the General Plan, the project site is located 30.39 miles from the Mt. Palomar Observatory and falls within the Mt. Palomar Observatory special lighting district (Zone B). The project has the potential to result in additional impacts to the continued operation of the Mt. Palomar Observatory. Chapter 8.80 of the Wildomar Municipal Code restricts the use of certain light fixtures to limit light pollution from projects around the Mount Palomar Observatory. With the implementation

of the standard requirements contained in Chapter 8.80 of the Wildomar Municipal Code, the project impacts to Mt. Palomar will be reduced to a level of less than significant.

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

None.

2. AGRICULTURE RESOURCES. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</i>				

DISCUSSION

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

No Impact

The site is not classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, there is no potential to convert farmland to non-agricultural uses. According to a MSHCP report prepared by Principe and Associates for all three lots (366-210-052, 366-210-053 and 366-210-054) the site is not in an Agricultural Operations Area. The site is located within an urbanized area and is identified for urban development, not agricultural use, as identified in the City of Wildomar General Plan. As a result, no impacts are anticipated and no mitigation measures are required.

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

3. AIR QUALITY. Would the project:

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

DISCUSSION

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

Less Than Significant Impact

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

The project is limited to a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre lot. The wholesale nursery is expected to generate an average of 13 AM daily vehicle trips and an average of 27 PM daily trips. The trip generation rates were based on the proposed 5,280 square foot modular building for wholesale nursery. Most of these vehicle trips will access the citywide road network via Almond Ave and Bundy Canyon Road. It is not anticipated that the average daily trips of employees and occasional client to the wholesale nursery will be considered significant and have permanent air quality impacts. Consequently, the proposed project will not conflict with or obstruct the implementation of the applicable regional air quality plan. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact with the Incorporated Mitigation

The project is limited to a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre lot. While the proposed project will result in additional vehicle trips on the citywide road network, it is not anticipated that the average daily trips of employees and occasional client to the wholesale nursery will be considered significant and have permanent air quality impacts.

The proposed project will generate temporary construction related air quality impacts. These impacts are temporary in nature and are directly related to grading and construction activities of the site development. The air quality analysis contained in this Section includes project grading, infrastructure construction, building construction, paving, and landscape installation. Construction of the wholesale nursery is anticipated to occur over a period of 60 days in winter of late 2009 and early 2010. In addition the proposed building for the wholesale nursery is limited to a prefabricated modular building that will be placed on permanent therefore limiting the amount of construction for the actual building. The mitigated construction air quality emissions are summarized in Table 2. Construction related mitigation measures (AQ-1 through AQ-5) will be implemented reduce the temporary air quality impacts due to grading and construction activities. Construction of the wholesale nursery is not expected to exceed the thresholds for air quality emissions from an individual project have been established by the SCAQMD for the Southern California Air Basin (SoCAB).

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

	ROG	NOx	CO	SO2	PM10	PM2.5
Winter 2009/2010	7.14	26.52	14.12	0.00	2.54	1.48
SCAQMD Significance Threshold	55	100	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

* Construction to occur in winter of late 2009 and early 2010.

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

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

	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	0.62	0.80	7.30	0.01	0.07	0.05
Winter	0.54	0.92	5.57	0.01	0.06	0.04
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

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

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

	Construction	Operation
Summer	2,371.72	639.66
Winter	2,371.72	583.47

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

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

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

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact with the Incorporated Mitigation

Sensitive receptors to substantial pollutant concentrations include population groups which are more susceptible to air pollution (i.e. sensitive receptors) include young children, the elderly, and the acutely and chronically ill (especially those with cardio-respiratory disease). The properties to the north and west are developed with a commercial/industrial uses. The two properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The properties to east, across Almond Street, are residential. It is not anticipated that the properties immediately adjacent contain sensitive receptors. The nearest sensitive receptor is Elsinore High School, which is located on the south side of Bundy Canyon across the street from the project site. Schools can be considered sensitive receptors. While the high school is not immediately adjacent to the project site, it is on the south side of Bundy Canyon Road across the street from the project site, construction mitigation measures (AQ-1 through AQ-5) will be implemented reduce the impacts to sensitive receptors to less than significant.

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

Less Than Significant Impact

Many agricultural and industrial businesses can create objectionable odors. Examples include dairies, composting operations, refineries, chemical plants, fiberglass molding, wastewater treatment plants, and landfills. The project, a wholesale nursery, may include storage of fertilizers (less than 200 pounds) and chemicals to be used in offsite landscaping operations. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. It is not expected that these chemicals and fertilizers will create objectionable odors with the potential to

affect a substantial number of people as they will be only stored for use offsite. There is the possibility that potentially objectionable odors may result from project construction. Any impacts which may occur during project construction will be of short duration and are not expected to effect nearby residents. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

1. The project will comply with regional rules such as SCAQMD Rules 402, 403 and 404, which would assist in reducing short-term air pollutant emissions. These dust suppression techniques are summarized below.
 - a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.
 - b. All onsite roads will be paved as soon as feasible or watered periodically or chemically stabilized.
 - c. All material transported offsite will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.
 - e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

MITIGATION MEASURES

- AQ-1 The City of Wildomar will require construction contractors to apply water to the disturbed portions of the project site at least three times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the City of Wildomar will require contractors to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.
- AQ-2 All material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.
- AQ-3 All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the City and the contracted construction company with penalty clauses for violation of this speed limit.
- AQ-4 All engines will be properly operated and maintained. Proper tune for all diesel-powered vehicles and equipment in the South Coast Air Basin requires that fuel injection timing be

retarded 2 degrees from the manufacturer's recommendation and use high pressure injectors.

4. BIOLOGICAL RESOURCES. Would the project:

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

DISCUSSION

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

Less than Significant Impact

The site is currently developed with a mobile home. According to the MSHCP Compliance Report prepared by Principe and Associates for all three lots (366-210-052, 366-210-053 and 366-210-054), no significant wildlife habitats or species were identified on the site. The report indentified that the project site, including all three lots, are “Not a Part” of the proposed Conservation Planning

(MSHCP) Criteria Areas. In addition, the site is not located in the RCA Acquisitions/Gains Area or Agricultural Operations Area or in a MSHCP Public/Quasi Public Conserved Area, Project Loss Area or Conserved Area. The project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals.

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

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

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

Less than Significant Impact

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

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

Less than Significant Impact

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

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

Less Than Significant Impact

The project site is surrounded by several mobile homes, single-family homes, commercial/industrial

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

5. CULTURAL RESOURCES. Would the project:

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

DISCUSSION

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

Less Than Significant Impact

The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Environmental Quality Act. According to the Cultural Resources Assessment prepared by Jean Keller, the property was vacant from 1901 through 1953. Between 1953 and 1957, a small house with a garage was located near the center of the eastern half of the property. There was no evidence from the field survey that the house is considered a historical structure. Later structures on the property, from 1973 through 1997, included several mobile homes. In addition, the Wildomar General Plan does not identify historical resources on the project site. Since no historic structures are currently located on the site or adjacent to the site, no significant impacts to historic resources are anticipated and no mitigation measures are required.

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

Less Than Significant Impact with the Incorporated Mitigation

The project will not cause a substantial adverse change in the significance of an archaeological resource. According to the Cultural Resources Assessment prepared by Jean Keller, there was no evidence of cultural resources for either prehistoric (Native American) or historical origin during a field survey of the project site. It is not anticipated that a substantial adverse change in the significance of any archaeological resource will result from project implementation. However, because archaeological resource sites have been identified within the City of Wildomar, there is the potential for the unanticipated discovery of these resources. Since these resources are known to exist in the general area, the mitigation measures listed in this Section (CUL-1 through CUL 6) will

insure that any unanticipated discovery will not have a significant impact on archeological resources.

According to surveys from the Eastern Information Center, Sacred Lands Files and additional literature, the project site is not located within Native American Tribal Lands and does not have know cultural resources of importance (Keller, 2007). However, historically there have been tribal activities in and around the Wildomar area. However, there is a potential for the inadvertent discovery of previously unknown resources. As a result, with the implementation of the mitigation measures (CUL-1 through CUL-6) identified in this Section, any impacts are expected to be at a less than significant level.

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

Less Than Significant Impact with the Incorporated Mitigation

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

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

designate repositories in the event the significant resources are recovered.

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

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

of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project proponent shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

6. GEOLOGY AND SOILS. Would the project:

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

DISCUSSION

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

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)**

Less Than Significant Impact with the Incorporated Mitigation

The project is located within seismically active Southern California and is expected to experience strong ground motions from earthquakes caused by both local and regional faults. According to the geotechnical report prepared by T.H.E Soils Co. Inc., there are no active faults on the project site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The property is located in the Riverside County Fault Hazard area. The closest fault zone to the project site is the Glen Ivy North located approximately 270 feet northwest of the project site. The closest known State of California zoned fault is the Elsinore Fault Zone, which is approximately 4.8 miles from the project site. The potential impacts related to the Elsinore Fault Zone (as well as other regional faults) are addressed through compliance with standard measures contained in the California Building Code and City of Wildomar Municipal Code and those recommended mitigation contained in Mitigation Measure GEO-1. With the implementation of the standard code provisions and Mitigation Measure GEO-1, the anticipated impacts from regional ground shaking are expected to be reduced to a less than significant level.

ii) Strong seismic ground shaking?

Less Than Significant Impact with the Incorporated Mitigation

The proposed project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The project site is located in an area of high regional seismicity and may experience horizontal ground acceleration during an earthquake along the Glen Ivy North branch of the Elsinore Fault Zone, which is located approximately 270 feet northwest of the project site, or other fault zones throughout the region. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) or a Riverside County Fault Zone. The project site has been and will continue to be directly affected by seismic activity to some degree. Compliance with recommendations identified in the preliminary geotechnical investigation (and referenced in Mitigation Measure GEO-1) and the requirements contained in the California Building Code and City of Wildomar Municipal Code regarding structures and construction and those recommended mitigation measures contained in this document ensures that any impacts will be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact with the Incorporated Mitigation

The Riverside County GIS and City of Wildomar General Plan indicates that the project site is located in an area that is designated as having a moderate potential for liquefaction. According to the geotechnical report prepared by T.H.E Soils Co. Inc., the possibility of liquefaction is low due to the absence of shallow groundwater and the medium dense to dense underlying alluvium on the project site. To address any potential impacts from other seismic-related ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

iv) Landslides?

No Impact

The proposed project is not expected expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Due to the relatively level terrain for the proposed project area and distance from major slopes, this site is not subject to landslide, collapse, or rockfall hazards. The project site is located within an area of general seismic activity, but does not contain areas subject of unstable geologic units or soil. According to the Riverside County GIS, City of Wildomar General Plan and the geotechnical report the project site has no potential for landslides. Additionally, due to the proposed project site's distance from boulders or other rock formations there is no potential for mudslide or rockfall hazards. As a result, no impacts are anticipated; therefore, no additional mitigation measures are required.

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

Less Than Significant Impact

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

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

Less Than Significant Impact

Riverside County GIS and City of Wildomar General Plan the project site is located in an area that is designated as having a moderate potential for liquefaction. According to the geotechnical report prepared by T.H.E Soils Co. Inc., the possibility of liquefaction is low due to the absence of shallow groundwater and the medium dense to dense underlying alluvium on the project site. To address any potential impacts related to ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

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

Less Than Significant Impact

According to the geotechnical report, the native soils beneath the site have a very low expansion as

defined in the California Building Code. As a result, no significant impacts are anticipated and no specific mitigation is required.

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

No Impact

The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. The project proposes to connect to the existing sewer and water mains in Almond Street and there will be no impact to the capability of the soils to support use of septic tanks or alternative wastewater disposal systems.

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

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

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

DISCUSSION

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

Less Than Significant Impact with the Incorporated Mitigation

The project proposes a wholesale nursery which has the potential to store limited amounts commercial fertilizers (about 200 pounds) onsite for landscaping activities. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. The project may create an additional increment of hazard to the public or the environment through the routine transport of fertilizers for landscaping activities due to the operation of a wholesale nursery. However, due to the quantity and nature of these materials, these impacts are expected to be less than significant.

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

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

Less Than Significant Impact

The project has some potential may create a hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials, including commercial fertilizers used in landscaping activities, into the environment associated with the operation of a wholesale nursery. The project, a wholesale nursery, may include storage of fertilizers (less than 200 pounds) and chemicals to be used in offsite landscaping operations. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. However, due to the small quantity and limited nature of these materials, these impacts will be considered less than significant. No significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact

The project site is located within one-quarter mile of Elsinore High School. The project proposes a wholesale nursery which has the potential to store limited amounts commercial fertilizers (less than 200 pounds) for landscaping activities. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. However, due to the quantity and nature of these materials, these impacts are expected to be less than significant.

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

No Impact

The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. The technical studies provided did not identify any on-site hazardous material issues. A review of the information on the Department of Toxic Substances Control website (www.envirostor.dtsc.ca.gov) did not identify any other sites on or adjacent to the project site. Consequently, no impacts are anticipated and no mitigation measures are required.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles 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?**

No Impact

The project site is not located within any airport land use plan. The closest airport is French Valley Airport which is located about 9.44 miles east southeast of the project site. Given the distance and that the project is not in the airport land use plan for the French Valley Airport, no significant impacts to the project are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

The project site is not located in close proximity to a private airstrip. The closest private airstrip is Skylark Field which is located at the south end of Lake Elsinore, approximately 1.0 mile west of the project site. Skylark Field is used primarily for skydiving aircraft which commonly drop parachutists into the nearby back bay area south of the lake. Because of the limited use as well as the distance between the project site and Skylark Field, no significant impacts are anticipated and no mitigation measures are required.

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

No Impact

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

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

Less Than Significant Impact

The project site is not located within the High Wildfire Zone area per the City of Wildomar General

Plan and Riverside GIS Maps and therefore will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, the project will still be conditioned to require the clearance from the Riverside County Fire Department prior to issuance of grading and building permits. Since clearance from the Riverside County Fire Department will be required prior to issuance of grading and building permits, no impact is expected and no specific mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to the issuance of grading and building permits, grading and building plans shall be approved by the Riverside County Fire Department.

MITIGATION MEASURES

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

8. HYDROLOGY AND WATER QUALITY. Would the project:

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

DISCUSSION

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

Less Than Significant Impact with the Incorporated Mitigation

The project falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) and is located in the San Jacinto River Watershed. A draft Water Quality Management Plan (WQMP) was prepared for the project. The draft WQMP identified best management practices (BMP's) and other measures necessary to protect water quality. The BMP's identified in the Preliminary WQMP include design components such as the channeling onsite runoff to an AC Dike on the southwest corner of the project site to a porous landscape detention basin on the adjacent parcel to the south for water treatment. In the event of large water runoff, water that is not absorbed by the 1.5 foot deep porous landscape detention basin will be channeled into a 4 inch PVC pipe under the landscape detention basin and to an overflow channel (earthen V-Ditch) further south on the adjacent property. The water will be discharged from the overflow channel (earthen V-Ditch) to Bundy Canyon Road. Prior to the issuance of a grading permit, the applicant will be required to submit, and obtain City approval of, a Final Water Quality Management Plan based upon the project approved by the City. This requirement is incorporated into Mitigation Measure HYD-1. As a result of the best management practices and other measures contained in the Preliminary WQMP, the project is not expected to violate any water quality standards, waste discharge requirements, or have a significant impact on the environment.

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

Less Than Significant Impact

Water for the existing mobile home is currently provided by Elsinore Valley Municipal Water District (EVMWD). The proposed project will also connect to the existing water service provided by EVMWD infrastructure to the water main within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant and no mitigation measures are required.

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

Less Than Significant Impact

The project as proposed will not alter the course of any river or stream and will not alter the current drainage pattern in such a way as to cause flooding. The current drainage pattern on the site primarily runs southwest across all three properties (366-210-052, 366-210-053 and 366-210-054) from Almond Street to Bundy Canyon Road. This drainage pattern is expected to remain fairly the same after the project is constructed. Preliminary WQMP include design components such as the channeling onsite runoff to an AC Dike on the southwest corner of the project site to a porous landscape detention basin on the adjacent parcel to the south for water treatment. In the event of large water runoff, water that is not absorbed by the 1.5 foot deep porous landscape detention basin will be channeled into a 4 inch PVC pipe under the landscape detention basin and to an overflow channel (earthen V-Ditch) further south on the adjacent property. The water will be discharged from the overflow channel (earthen V-Ditch) to Bundy Canyon Road along the southwest corner of the adjacent property to the south of the project site. Consequently no impacts are anticipated and mitigation measures are required.

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

Less Than Significant Impact

The project as proposed will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site. The current drainage pattern on the site primarily runs southwest across all three properties (366-210-052, 366-210-053 and 366-210-054) from Almond Street to Bundy Canyon Road. This drainage pattern is expected to remain fairly the same after the project is constructed. BMPs will be incorporated into the project design to retain the existing drainage patterns of the site including AC berms, AC Dike on the southwest corner of the project site and a porous landscape detention basin on the adjacent parcel to the south. As a result, no significant impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact with the Incorporated Mitigation

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

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

Less Than Significant Impact with the Incorporated Mitigation

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

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

No Impact

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

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

Less Than Significant Impact

The project does not propose to impede or redirect any of the existing drainage flows. The project site is located within Zone "X" according to Map Number 06065C2044G. The Federal Emergency Management Agency (FEMA) describes Zone X as area determined to be outside the 0.2% annual chance floodplain. The project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated and no mitigation measures are required.

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

No Impact

The proposed project will is not located within a dam inundation area or an area that is expected to experience severe flooding as the proposed project is located outside of the 100-year flood hazard area. Consequently, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impacts are anticipated and no mitigation required.

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

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

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

DISCUSSION

a) Physically divide an established community?

Less Than Significant Impact

The project site is located on Almond Street approximately 210 feet from the intersection Almond Street and Bundy Canyon Road. The site is currently occupied with a mobile home. The properties to the north and west are developed with a commercial/industrial uses. The properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots adjacent to Bundy Canyon Road are slated for future commercial development. The properties to east, across Almond Street, are residential. The surrounding area is zoned Rural Residential (R-R) and One-Family Residential (R-1-2000).

The Wildomar General Plan land use designation for the project site and adjacent lots is Commercial Retail. The applicant is applying for zone change for the project site and the two adjacent properties to the south to be rezoned to General Commercial (C-1/C-P) to allow for the wholesale nursery and to be consistent with the land use designation of the General Plan. In addition, the project is not proposing to eliminate any of the existing streets in the area or to create any new arterial roadways or structures that would divide the community. As a result, no significant impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

The project site and the properties to the north, south and west are zoned Rural Residential (R-R). The properties to the east, across Almond Street, are zoned One-Family Residential (R-1-2000). The

proposed project, a wholesale nursery, is inconsistent with the R-R zoning designation. The applicant is applying for zone change for the project site and the two adjacent properties to the south to be rezoned to General Commercial (C-1/C-P) allow for the wholesale nursery. The Wildomar General Plan land use designation for the project site and adjacent lots to the south is Commercial Retail. The land use designation for the properties to the north, east, across Almond Street, and west is Medium Density Residential (MDR). The project site is currently consistent with the land use designation of the General Plan. Consequently, the proposed project will not conflict with any applicable land use plan, policy, or regulation with the approval the zone change application. As a result, no impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

As previously discussed, the project site is not located with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) or MSHCP criteria cell area and therefore the proposed project does not conflict with a habitat conservation plan. A MSHCP Compliance Report prepared by Principe and Associates for all three lots (366-210-052, 366-210-053 and 366-210-054). The report indentified that the project site, including all three lots, are “Not a Part” of the proposed Conservation Planning (MSHCP) Criteria Areas. In addition, the site is not located in the RCA Acquisitions/Gains Area or Agricultural Operations Area or in a MSHCP Public/Quasi Public Conserved Area, Project Loss Area or Conserved Area. A further discussion of the MSHCP can be found in the Biology section. As a result of the MSHCP report, no impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

10. MINERAL RESOURCES. Would the project:

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

DISCUSSION

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

11. NOISE. Would the project result in:

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

DISCUSSION

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

Less Than Significant Impact

The site is currently developed with a mobile home and has a minimal contribution to local noise levels. The properties to the north and west are developed with a commercial/industrial uses. The two properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots are slated for future commercial development. The properties to east, across Almond Street, are residential. Once constructed, the proposed project will result in a minor incremental increase in noise levels mostly due to vehicular traffic, including delivery trucks for the distribution of nursery material/supplies, and operational noise due to backhoes and trucks for movement of nursery material/supplies. Hours of operation are limited to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. In addition the project is subject to approval for the Conditional Use Permit to restrict hours of operation. The General Plan designation for the project site and surrounding properties is

Commercial Retail. It is expected that at full build-out of the area, designed Commercial Retail in the General Plan, that noise levels would increase beyond that of a residential neighborhood or vacant properties.

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

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

The site is currently developed with a mobile home and has a minimal contribution to local noise levels. Existing ambient noise is generated from Bundy Canyon Road which is roughly 219 feet south of the project site and the surrounding commercial uses. The properties to the north and west are developed with a commercial/industrial uses. The properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots are slated for future commercial development. The properties to east, across Almond Street, are residential. Once constructed, the proposed project will result in a minor incremental increase in noise levels mostly due to vehicular traffic, including delivery trucks for the distribution of nursery material/supplies, and operational noise due to backhoes and trucks for movement of nursery material/supplies. The hours of operation of the whole sale nursery will be limited to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. The most noticeable source of non-automotive noise from commercial development is from roof-mounted equipment (such as exhaust fans and air conditioners).

The use is compatible General Plan designation of Commercial Retail and the development of a wholesale nursery is in compliance with the land use designation. In addition a Conditional Use Permit (CUP) will be processed that will have conditions of approval that restrict the hours of operation to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. Given that the project site is surrounded by limited noise sensitive uses and incorporation of the conditionals of approval for the CUP to restrict hours of operation to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday, the project is expected to have a less than significant impact on increasing ambient noise levels to a substantial permanent increase in the project vicinity above levels existing without the project.

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

Less Than Significant Impact with the Incorporated Mitigation

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

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

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

No Impact

The project site is not located within the influence area for any airport. The closest general aviation airfield is French Valley Airport, approximately 9.44 miles southeast, and outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

Skylark Field is located approximately 1.0 mile west of the project site in the City of Lake Elsinore. Skylark Airport is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield and the distance to the project site the occasional over flights are not expected to have a significant impact and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

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

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

12. POPULATION AND HOUSING. Would the project:

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

DISCUSSION

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

Less Than Significant Impact

The proposed project will provide a commercial use, a wholesale nursery. The project is not expected to result in a substantial increase in local population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The proposed wholesale nursery business estimates twelve employees on staff of which currently live in the City of Wildomar or in the adjacent cities. As a result, any impacts related to the proposed project site are considered less than significant and no additional mitigation measures are required.

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

Less Than Significant Impact

The project site is currently developed with a mobile home on the southeast corner of the lot that was constructed in 1983 according to County records. The impact is not expected to be significant to displacing substantial numbers of existing housing since it is only the loss of one single-family residence and construction of replacement housing is not required. The residence is currently occupied by an employee of the property owner/wholesale nursery owner to maintain the project site. In addition, the Wildomar General Plan land use designation for the project site is Commercial Retail and the applicant is applying for zone change to General Commercial Zone (C-1/C-P) for the project site and the two adjacent properties to the south. Upon approval of the zone change, the proposed project will be consistent with the zoning designation of C-1/C-P. There are many housing units available within the community and surrounding area. Consequently, the project will

not displace a significant existing housing and impact the housing demand of the City of Wildomar. As a result, no significant impacts are anticipated and no mitigation measure is required.

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

Less Than Significant Impact

The project site is currently developed with a mobile home on the southeast corner of the lot that was constructed in 1983 according to County records. The impact is not expected to be significant to displacing substantial numbers of people since it is only the loss of one single-family residence and construction of replacement housing is not necessary elsewhere. The residence is currently occupied by an employee of the property owner/wholesale nursery owner to maintain the project site. In addition, the Wildomar General Plan land use designation for the project site is Commercial Retail and the applicant is applying for zone change for the project site and the two adjacent properties to the south to General Commercial Zone (C-1/C-P). Upon approval of the zone change, the proposed project will be consistent with the zoning designation of C-1/C-P. There are many housing units available within the community and surrounding area. Consequently, the project will not displace a significant number of existing residents. As a result, no impacts are anticipated; and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

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

DISCUSSION

a) Fire protection?

Less Than Significant Impact

The Riverside County Fire Department provides fire protection and safety services to the City of Wildomar. The nearest fire station is Wildomar Fire Station #61, located at 32637 Gruwell Street, approximately 1.63 miles from the project site. In addition to Station #61, there are several other Riverside County fire stations in the surrounding area that would be able to provide fire protection safety services to the project site if needed. The project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

b) Police protection?

Less Than Significant Impact

Police protection services are provided the Riverside County Sheriff's Department. The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 4.03 miles from the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol with additional support from the local County Sheriff's Department. The project has been conditioned for the payment of the standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. As a result, the project is not expected to result in activities that create unusual police protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

c) Schools?

Less Than Significant Impact

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

d) Parks?

No Impact

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

e) Other public facilities?

Less Than Significant Impact

The proposed project may result in a slight increase in the demand for other governmental services such as the economic development and the other community support services commonly provided by the City of Wildomar. The demand for these additional public service impacts will be incremental and minor because of the small size of the project, a modular building and outdoor wholesale nursery. This increment of impact will be mitigated through the payment of the appropriate development impact fees and through the City budget for non-impact fee programs and expenses. The City budget is based upon a combination of property tax, sales tax, user fees, and State and Federal government pass-through funding. Most of these revenue sources are from commercial sales, population, or development related, which means the more residents or business activity within the City, the greater the amount of funding that could be available. As a result, the project will not result in any significant impacts to these services, and no additional mitigation measures, beyond the standard requirements, are required.

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

None.

14. RECREATION. Would the project:

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

DISCUSSION

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

No Impact

The proposed project is a commercial use, a 5,280 square foot modular building and outdoor wholesale nursery, and is not expected to increase the impact on existing neighborhood and regional parks or other recreational facilities. There are also no parks or recreational facilities in close proximity to the project site. As a result no impacts are anticipated.

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

No Impact

The proposed project is a commercial use, a 5,280 square foot modular building and outdoor wholesale nursery, and is not expected to require the construction or expansion of new recreational facilities. There are no parks or recreational facilities included in the project. However, according to the Wildomar General Plan Trails and Bikeway System Map, a Community Trail is designated for Almond Street from Lemon Street south to Bundy Canyon Road. Currently, the trail system is not implemented along Almond Street. The project will be conditioned to provide a 10 foot Community Trail easement along the frontage of the property for future trail improvements. The requirement for a 10 foot Community Trail easement will reduce the project impact to less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

15. TRANSPORTATION/TRAFFIC. Would the project:

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

DISCUSSION

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

Less Than Significant Impact

The project site for the wholesale nursery is located on the west side of Almond Street. Bundy Canyon, the nearest major intersection, is approximately 210 feet the south of the project site. The project site is roughly 0.33 miles from Interstate 15. According to the Wildomar General Plan, Almond Street is categorized as a Collector Street. The typical Collector Street is located within a 74 foot right-of-way and, at build-out, is expected to consist of one lane in each direction. Currently Almond Street has a 60 foot right-of-way. Bundy Canyon Road is designated as an Urban Arterial with a 152 foot right-of-way according to the Wildomar General Plan. Bundy Canyon Road adjacent to Almond Street has four lanes with two in each direction.

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

TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS

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

* From Circulation Element of the Wildomar General Plan

The proposed project will result in additional vehicle trips on the citywide road network. The wholesale nursery is expected to generate an average of 13 AM daily vehicle trips and an average of 27 PM daily trips. The trip generation rates were based on the proposed 5,280 square foot modular building for wholesale nursery. Most of these vehicle trips will access the citywide road network via Almond Ave and Bundy Canyon Road. It is not anticipated that the additional trips will significantly decrease the current LOS rating for Almond Ave and Bundy Canyon Road. The calculation of the estimated vehicle trips is contained in Table 6.

TABLE 6 – ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT

	Area (ft ²)	AM Trip Generation Rate	AM Trip Generated	PM Trip Generation Rate	PM Trip Generated
Modular Building for a Wholesale Nursery	5,280	2.40 per 1000sf	13	5.17 per 1000sf	27

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

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

Less Than Significant Impact

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

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

No Impact

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum height of the project at 18 feet (one story) is significantly less than the height of the terrain in the vicinity of the project. Since the location and height of the project will not affect air traffic patterns or aircraft operations from any private or public airport, no impacts are foreseen; therefore, no mitigation measures are required.

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

Less Than Significant Impact

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

- e) Result in inadequate emergency access?**

Less Than Significant Impact

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

- f) Result in inadequate parking capacity?**

Less Than Significant Impact

The project will not result in inadequate parking capacity. On-site parking spaces will be required in accordance with the City of Wildomar Zoning Code, Chapter 17.888.030. The parking requirement for a wholesale nursery, which is classified as a professional business office, is one space per 200 square feet of gross floor area, plus one van accessible handicapped parking space. The project proposes a 5,280 square feet modular building which requires a minimum of 27 parking spaces per the zoning code. The project will provide 28 parking spaces plus two van accessible handicapped parking space; therefore the proposed project will be consistent with the parking requirements of Chapter 17.888.030. As a result, no impacts are anticipated and no mitigation is required.

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

Less Than Significant Impact

Almond Street is categorized as a Collector Road with currently a 60 foot right-of-way (ROW). The typical Collector Street is located within a 74 foot right-of-way and, at build-out, is expected to consist of one lane in each direction. Roadway improvements to Almond Street will be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan, including the construction of sidewalks, curbs and gutters along the property frontage. Additional 10 feet of ROW may be acquired to support a Community Trail along Almond Street as shown on the Wildomar General Plan Trails and Bikeway System Map. The proposed project does not include bicycle lanes, bus turnouts or other design components to support alternative transportation as part of the project design. The project's implementation will not conflict with adopted policies supporting alternative transportation. As a result, no significant impacts are expected and no mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

None.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

DISCUSSION

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

Less Than Significant Impact

The Santa Ana Regional Water Quality Control Board regulates wastewater discharges within the northern portion of the City of Wildomar. The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. The project proposes to connect to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure including existing mains located within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to

serve the proposed project site prior to the issuance of building permits. However, due to the nature of the proposed land uses on the project site and the relatively small size of the proposed project, it is not anticipated that the proposed project will exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. As a result, no significant impacts are anticipated and no additional mitigation measures are required. Urban runoff-related water quality impacts associated with project construction and operation are discussed in the Hydrology and Water Quality Section of this Initial Study.

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

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. Water for the mobile home is provided by EVMWD. The project proposes to connect to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure including existing mains located within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits. However, due to the nature of the proposed land uses on the project site and the relatively small size of the proposed project, it is not anticipated that the proposed project will physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project related impacts will be mitigated through the payment of water and sewer connection fees.

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

Less Than Significant Impact

The project will not result in the construction of the new storm water drainage facilities or expansion of existing facilities as on-site drainage as onsite drainage will be handled on the project site and adjacent property to the south. Onsite water runoff from the project site will sheet flow from an AC Dike on the southwest corner of the project site to a porous landscape detention basin on the adjacent parcel to the south for water treatment. In the event of large water runoff, water that is not absorbed by the 1.5 foot deep porous landscape detention basin will be channeled into a 4 inch PVC pipe under the landscape detention basin and to an overflow channel (earthen V-Ditch) further south on the adjacent property. The water will be discharged from the overflow channel (earthen V-Ditch) to Bundy Canyon Road. The proposed drainage system will include best management practices identified in the Preliminary Water Quality Management Plan (and discussed in the Hydrology and Water Quality Section of this Initial Study). Since no new or expanded storm drain facilities are proposed, no significant impacts are anticipated.

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

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). Water for the existing mobile home is currently provided by EVMWD. The proposed project will also connect to the existing water service provided by EVMWD infrastructure to the water main within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits. The proposed project will not create an additional demand for water supplies, including EVMWD and the impact is considered to be less than significant.

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

Less Than Significant Impact

As described above, the project will be connecting to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure. The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system. The proposed project will remove the existing sewage disposal system prior to grading and install new sewer lines that will connect to the sewer main in Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits.

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

Less Than Significant Impact

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

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

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

Less Than Significant Impact with the Incorporated Mitigation

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

STANDARD CONDITIONS & REQUIREMENTS

1. The applicant shall obtain a Final Will Serve letter from Elsinore Valley Municipal Water District to ensure that sufficient capacity for water and sewer is available to serve the proposed project site prior to the issuance of building permits.

MITIGATION MEASURES

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

V. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

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

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact with Mitigation Incorporated

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