

CITY OF WILDOMAR PLANNING COMMISSION

REGULAR MEETING

DECEMBER 3, 2014

AT 6:30 P.M.

Council Chambers
23873 Clinton Keith Road, Suite #111



Stan Smith, Chairman
Veronica Langworthy, Vice-Chair
Dan Bidwell, Planning Commissioner
Gary Brown, Planning Commissioner
Bobby L. Swann III, Planning Commissioner

Matthew C. Bassi
Planning Director

Erica L. Vega
Assistant City Attorney

CITY OF WILDOMAR PLANNING COMMISSION MEETING AGENDA DECEMBER 3, 2014

ORDER OF BUSINESS:

The December 3, 2014 regular meeting of the Planning Commission begins at 6:30 p.m.

REPORTS:

The Planning Commission agenda packet/reports are available for review at Wildomar City Hall, Planning Department located at 23873 Clinton Keith Road, Suite #201 and on the City's website, <http://www.cityofwildomar.org/planning-commission-minutes.asp>. 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.

PUBLIC COMMENTS:

Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the governing body. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the Planning Commission Clerk prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

CONSENT CALENDAR:

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

PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.

CALL TO ORDER – REGULAR MEETING - 6:30 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a “Public Comments Card” available at the Chamber door and submit the card to the Planning Commission Secretary. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker. Prior to taking action on any open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it the desire of the Planning Commission, the agenda can be reordered at this time.

1.0 CONSENT CALENDAR

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

1.1 Minutes – November 5, 2014 – Regular Planning Commission Meeting

Recommendation – Staff Recommends that the Planning Commission approve the Minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Revised Parcel Map No. 36080 (Planning Application No. 13-0060):

Planning Commission consideration of a revised Tentative Parcel Map (TPM No. 36080) to increase the number of approved parcels from six (6) to eleven (11) for the Wildomar Square Retail Center on approximately 4.81 acres located at the southeast corner of Hidden Springs Road and Clinton Keith Road.

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING REVISED TENTATIVE PARCEL MAP NO. 36080 FOR CONDOMINIUM PURPOSES (PLANNING APPLICATION NO. 13-0060) AND TO INCREASE THE NUMBER OF APPROVED PARCELS FROM SIX (6) TO ELEVEN (11) FOR THE WILDOMAR SQUARE RETAIL CENTER LOCATED ON APPROXIMATELY 4.81 ACRES AT THE SOUTHEAST CORNER OF HIDDEN SPRINGS ROAD AND CLINTON KEITH ROAD (APN: 380-110-046).

3.0 GENERAL BUSINESS

3.1 Planning Commission Study Session on “Conditions of Approval”:

A presentation by Assistant Planning Director Teague on the difference between “Conditions of Approval” and “Mitigation Measures” as they relate to development projects.

3.2 Planning Commission Study Session on “Running an Efficient & Orderly Meeting”:

A presentation by Assistant City Attorney Vega on the practical tips and best practices for Planning Commissioners to utilize in the conduct of a Planning Commission meeting to ensure the meeting runs smoothly.

3.3 Election of New Planning Commission Officers:

The Planning Commission will elect a new Chairperson and Vice-Chairperson for the 2015 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

PUBLIC COMMENTS

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a “Public Comments Card” available at the Chamber door and submit the card to the Planning Commission Secretary. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker. Prior to taking action on any open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

PLANNING DIRECTOR REPORT

This item is reserved for the Planning Director to report on items not on the agenda. No action by the Planning Commission is needed.

ASSISTANT CITY ATTORNEY REPORT

This item is reserved for the Assistant City Attorney to report on items not on the agenda. No action by the Planning Commission is needed.

PLANNING COMMISSION COMMUNICATIONS

This item is reserved for the Planning Commission to make comments on items not on the agenda, request information and/or provide direction to the Planning Department staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar Regular Planning Commission meeting of December 3, 2014 is hereby adjourned.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the Planning Commission provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Commission's action on any given project.

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 special business hours. If you wish to be added to the special mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

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 or before November 28, 2014 a true and correct copy of this agenda was posted at three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.



Matthew C. Bassi
Planning Director



AGENDA SECTION 1.0

CONSENT CALENDAR ITEMS



**CITY OF WILDOMAR
OFFICIAL REGULAR PLANNING COMMISSION MEETING MINUTES
OF NOVEMBER 5, 2014**

CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Smith at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Stan Smith, Chairman, Veronica Langworthy, Vice-Chair; Dan Bidwell, Commissioner; Gary D. Brown, Commissioner, Bobby L. Swann III, Commissioner.

Absent:

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager/ City Engineer
Alfredo Garcia, Assistant Planner
Erica Vega, Assistant City Attorney
Mark Teague, Planning Manager

FLAG SALUTE

Commissioner Brown led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked to move agenda item 3.1 so it could be presented prior to agenda item 2.1.

Commissioner Swann III motioned to approve the modification of the agenda. The motion was seconded by Commissioner Brown. Motioned Carried, 4-1-0 the following vote resulted:

AYES:	SMITH, BIDWELL, BROWN, SWANN III
NOES:	LANGWORTHY,
ABSENT:	NONE
ABSTAIN:	NONE

1.0 CONSENT CALENDAR

1.1 Approval of the October 1, 2014 Planning Commission minutes.

Commissioner Swann III motioned to approve the October 1, 2014 Planning Commission minutes. The motion was seconded by Commissioner Bidwell. Motioned carried 4-0-1 with the following vote resulting:

AYES:	SMITH, LANGWORTHY, BIDWELL, SWANN III
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	BROWN

2.0 PUBLIC HEARINGS

2.1 Cornerstone Church Project (Planning Application No. 12-0194):

Planning Commission consideration and recommendation to the City Council for the certification of an Environmental Impact Report (EIR) for the construction of a 17,315 square-foot (2-story) preschool/daycare building, a 2,438 square-foot maintenance building, three (3) new parking lots, and a future 23,024 square-foot (3-story) administration building with a 1,365 square-foot commercial kitchen facility located at 34570 Monte Vista Drive.

Director Bassi, made a presentation to the Planning Commission.

Mark Teague Planning Manager, made a presentation to the Planning Commission.

Chairman Smith opened the public hearing and asked for public comments.

Larry Markham, applicant representative made a presentation to the Planning Commission regarding the proposed project.

Ken Mayes resident commented on the agenda item.

Raymond Johnson commented on the agenda item.

Monty Goddard resident commented on the agenda item.

Phillip Goveia resident commented on the agenda item.

Jesus Munoz , resident commented on the agenda item.

Ms. Monica, resident commented on the agenda item.

Eric Campbell, resident commented on the agenda item.

Laurie Williamson- Campbell, resident commented on the agenda item.

Sheree Nelson, resident commented on the agenda item.

James Nelson, resident commented on the agenda item.

John Lloyd, resident commented on the agenda item.

Kristen Lloyd, resident commented on the agenda item.

Harv Dykstra , resident commented on the agenda item.

Mary Flores, resident commented on the agenda item.

George W. Taylor resident commented on the agenda item.

Joseph Morabito, resident commented on the agenda item.

Assistant Planner Garcia, read the following speaker slips in favor of the project, but did not provide public comments:

Julie Dickerson

Tony Dieugenio

Dennis Short

Stephen Ridgway

Charlene Ridgway

Tony Parga

Rich Gardner

Joan Gardner

Bonnie Hogancamp

John Hogancamp

Terry Kemp

Judi Kemp

Leticia Aumend

Espersimg

Tom Tisdale

Richard Aumend

Kathy Leebert

Michael Leebert

With no further public comments, Chairman Smith closed the public hearing, and asked for Commission discussion on the agenda item. With no further discussion, Chairman Smith asked for a motion.

A Motion was made by Vice Chairman Langworthy, and seconded by Commissioner Brown, to adopt a Resolution entitled:

PC RESOLUTION NO. 14-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2013111005), ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CORNERSTONE CHURCH PROJECT (PUBLIC USE PERMIT NO. 778/AMENDMENT NO. 5, PLANNING APPLICATION NO. 12-0194) TO CONSTRUCT A TWO-PHASE PROJECT WITH PHASE 1 TO INCLUDE CONSTRUCTION OF A 17,315 SQUARE-FOOT PRESCHOOL BUILDING, A 2,438 SQUARE-FOOT MAINTENANCE BUILDING, AND TWO (2) NEW PARKING LOT AREAS, AND PHASE 2 TO INCLUDE THE CONSTRUCTION OF A 3-STORY, 23,024 SQUARE-FOOT ADMINISTRATION BUILDING, SUBJECT TO CONDITIONS, LOCATED AT 34570 MONTE VISTA DRIVE (APN: 367-210-008, 018, 034, 035, 039, 041, 043, & 367-140-008)

Motion carried 5-0, with the following vote resulting:

AYES: SMITH, LANGWORTHY, BIDWELL, BROWN, SWANN III
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

A Motion was made by Commissioner Brown and seconded by Commissioner Swann III to adopt a Resolution entitled:

PC RESOLUTION NO. 14-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE CORNERSTONE COMMUNITY CHURCH PROJECT (PUBLIC USE PERMIT NO. 778/AMENDMENT NO. 5/PLANNING APPLICATION NO. 12-0194) TO CONSTRUCT A TWO-PHASE PROJECT WITH PHASE 1 TO INCLUDE CONSTRUCTION OF A 17,315 SQUARE-FOOT PRESCHOOL BUILDING, A 2,438 SQUARE-FOOT MAINTENANCE BUILDING, AND THREE (3) NEW PARKING LOT AREAS, AND PHASE 2 TO INCLUDE THE CONSTRUCTION OF A 3-STORY, 23,024 SQUARE-FOOT ADMINISTRATION BUILDING, SUBJECT TO CONDITIONS, LOCATED AT 34570 MONTE VISTA DRIVE (APN: 367-210-008, 018, 034, 035, 039, 041, 043, & 367-140-008)

Motion carried 5-0, with the following vote resulting:

AYES: SMITH, LANGWORTHY, BIDWELL, BROWN, SWANN III
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3.0 GENERAL BUSINESS ITEMS:

3.1 Wildomar Parks Master Plan Study Session:

Discussion of the draft vision for the city to meet the recreational needs and demands of city residents; define park standards, and provide a strategic plan for the long-term improvement and expansion of parks in Wildomar.

Assistant City Manager York, made a presentation to the Planning Commission.

Chairman Smith asked for additional public comments.

Monty Goddard, resident commented on the agenda item.

With no further public comments, Chairman Smith closed the public comments, and asked for Commission discussion on the agenda item. With no further discussion, Chairman Smith thanked staff for their presentation and the public for their comments.

PUBLIC COMMENT:

None

Planning Directors Report

Director Bassi announced the 2015 Planning Commissioners Academy and asked if the Commissioners if they may be able to attend.

Director Bassi informed the Commission that City Hall would be closed on Tuesday November 11, 2014 in Honor of Veterans Day.

City Attorney's Report

Assistant City Attorney Erica Vega reminded the Commission of the ethics training course AB1230 that needs to be completed.

Planning Commission Communications

Vice Chair Langworthy thanked the public for attending the meeting and wished everyone a Happy Veterans Day.

Chairman Smith thanked staff for their hard work on the reports presented.

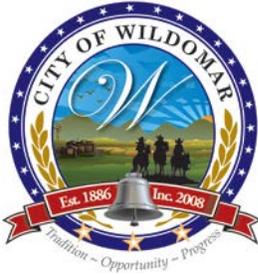
With no other communications, Chairman Smith adjourned the Regular Planning Commission meeting of November 5, 2014 at 8:51 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary



AGENDA SECTION 2.0

PUBLIC HEARING ITEMS



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: December 3, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Revised Parcel Map No. 36080 – Wildomar Square (PA No. 13-0066):**
Planning Commission consideration of a revised Tentative Parcel Map (TPM No. 36080) to increase the number of approved parcels from six (6) to eleven (11) for the Wildomar Square Retail Center on approximately 4.81 acres located at the southeast corner of Hidden Springs Road and Clinton Keith Road.

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following actions:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING REVISED TENTATIVE PARCEL MAP NO. 36080 FOR CONDOMINIUM PURPOSES (PLANNING APPLICATION NO. 13-0060) AND TO INCREASE THE NUMBER OF APPROVED PARCELS FROM SIX (6) TO ELEVEN (11) FOR THE WILDOMAR SQUARE RETAIL CENTER LOCATED ON APPROXIMATELY 4.81 ACRES AT THE SOUTHEAST CORNER OF HIDDEN SPRINGS ROAD AND CLINTON KEITH ROAD (APN: 380-110-046).

PROJECT DESCRIPTION:

The applicant, DH Holdings, Inc., is proposing to revise Tentative Parcel Map No. 36080 to change the number of approved parcels from six (6) to eleven (11) to accommodate the proposed Wildomar Square Retail project. The Planning Commission reviewed and approved the tentative parcel map at its December 17, 2008 meeting. The original 6-lot parcel map was needed initially financing purposes. However, at this time, the applicant is negotiating lease agreements with several business entities that have specific needs which now require a different parcel layout. Hence, the need for a revised parcel map.

The Wildomar Square Retail center (CUP No. 3504) was originally approved by the Riverside County Board of Supervisors on April 22, 2008 (just prior to City incorporation). As part of this approval, the Board also adopted a Mitigated Negative Declaration (Environmental Assessment No. 42604).

Section 16.12.210 of the Wildomar Municipal Code provides that revised tentative maps are to be processed in the same manner as the original tentative map approval.

Project Location/Vicinity:

The project site encompasses approximately 4.81 acres and is located at the southeast corner of Hidden Springs Road and Clinton Keith Road. The site is currently vacant, but grading by the Applicant has begun. The aerial photo below shows the project site and surrounding area.

Vicinity/Location Map



Surrounding Land Uses:

The project site is surrounded by existing retail centers to the north and west, residential uses to the southwest and vacant land to the south. The summary table on the following page lists the current land uses, general plan designations and zoning designations for the site and abutting properties. Staff has also provided two exhibits (on the following pages) showing the general plan land use and zoning designations from our GIS data base.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Subject Property	Vacant/Commercial Center Approved	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
North	Commercial Center	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
South	Vacant	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
East	I-15	I-15	I-15 Freeway
West	Commercial Center	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial) Commercial

PROJECT ANALYSIS:

Environmental/CEQA:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. (“CEQA”)), a Mitigated Negative Declaration (Environmental Assessment No. 42604) was prepared, considered and approved by the County Planning Commission and the County Board of Supervisors (April 22, 2008) in approving the original commercial retail project (Conditional Use Permit No. 3504, Conditional Use Permit No. 3504R-1). A Notice of Determination (NOD) was filed with the Riverside County Clerk in accordance with CEQA requirements.

Upon evaluation of the applicants’ request to revise Parcel Map No. 36080, the Planning Department has determined that the revised parcel map does not significantly change the design or project features evaluated in the original IS/MND prepared and adopted by Riverside County. In fact, the revised parcel map retains the original overall parcel size and intent (i.e., for retail development). While there are five (5) additional parcels proposed, the individual/original parcels were larger and were planned/laid out to be a more general for financing purposes. Further, the applicant is currently processing a Substantial Conformance to the approved CUP (to meet current market demands and lease agreements) that will reduce the overall square footage of the approved project, resulting in a less intense project and less impacts than originally evaluated.

Further, upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Conditional Use Permit No. 3504, Conditional Use Permit No. 3504R-1. Since incorporation, the City has not made any amendments to the General Plan land use designation of Commercial Retail (CR) or to the C-P-S (Scenic Highway Commercial) Zoning designation that would affect the approved parcel map.

In addition, the Planning Department and the Applicant have thoroughly investigated whether the environmental setting of Conditional Use Permit No. 3504/Conditional Use Permit No. 3504R-1 or Parcel Map No. 36080 has changed since the projects were first approved. The Planning Department has concluded that there had been no significant changes to the environmental setting of Conditional Use Permit No. 3504/Conditional Use Permit No. 3504R-1 or Parcel Map No. 36080 that would warrant further analysis under CEQA.

As there have been no significant changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, none of the conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162.

Revised Tentative Parcel Map No. 36080:

The applicant is proposing a revision to Tentative Parcel Map No. 36080 to show eleven (11) parcels, instead of the original six (6) parcels approved by the Planning Commission in 2008. While there are five (5) additional parcels proposed, the individual/original parcels were larger and were intended to be a general layout for financing purposes rather than a specific design. It is important to note that the original project size of 4.81 acres is being retained with no increase in the overall lot size or a change to the approved project boundaries (i.e., same location, and size).

Further, at this time, the applicant is negotiating new lease agreements with several business entities that have specific needs that require a different parcel layout than what was originally approved. Hence, the need for a revised parcel map. The applicant is also currently processing a Substantial Conformance to the approved CUP (to meet current market demands and negotiated lease agreements) that will actually reduce the overall square footage of the approved project that results in less impacts than originally evaluated.

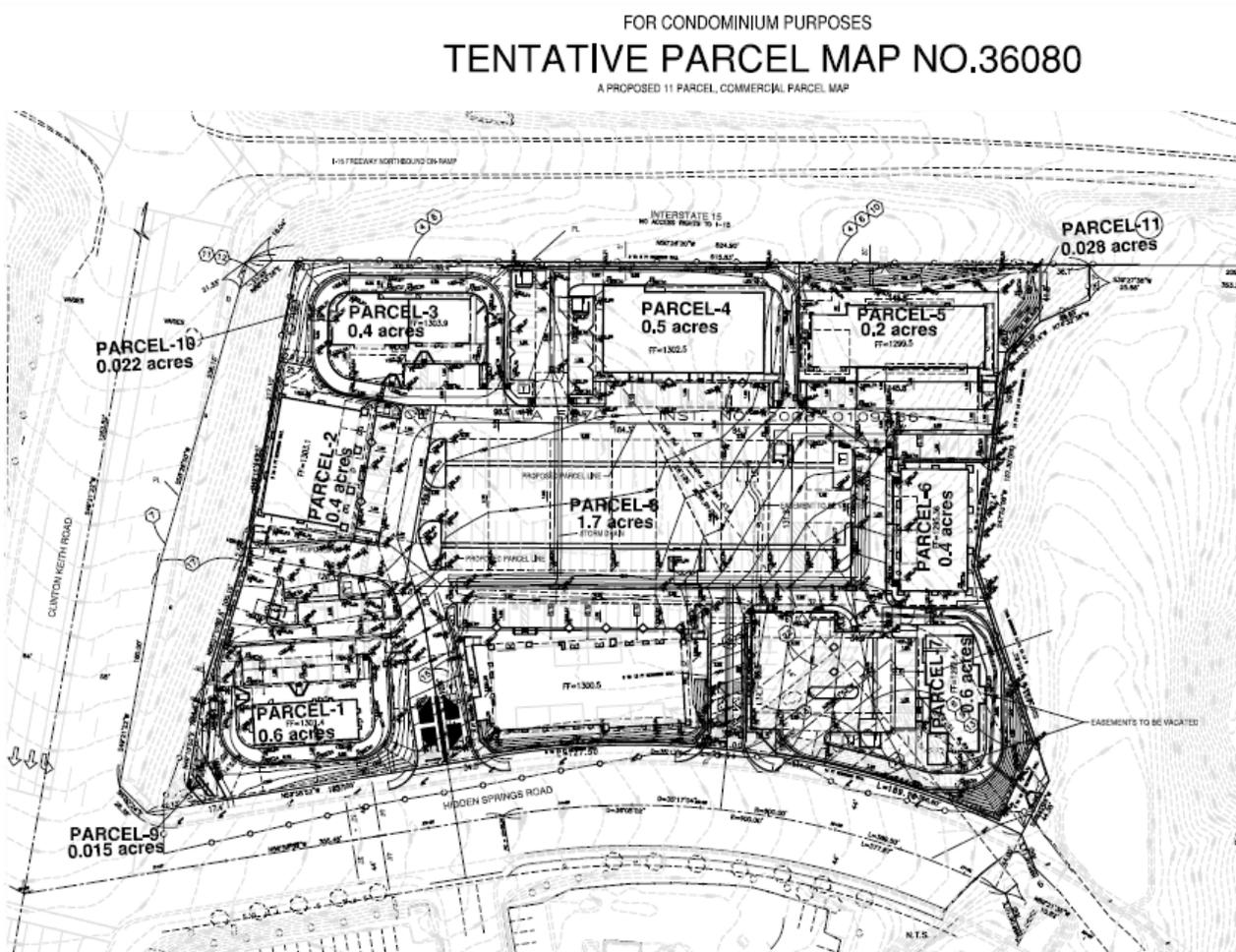
The revised parcel map has been evaluated to determine consistency with the development standards of the C-P-S (Scenic Highway Commercial) zone. As the proposed parcels range in size from 8,712 to 74,052 square feet in size, they meet and exceed the minimum parcel size of the C-P-S zone (which has no minimum lot size requirement). The eleven (11) lot subdivision will still facilitate the same commercial retail development as originally intended which is consistent with the General Plan land

use designation of Commercial Retail (CR). In addition, the original zoning designation of C-P-S is being maintained to accommodate the same level of retail uses originally envisioned. Thus, the revised parcel map is consistent with the Zoning Ordinance.

In conclusion, the applicant recently began preliminary grading on the site and is pursuing permits to develop the retail project. The revised parcel map will allow the applicant to sell parcels to individual business owners wishing to build a commercial retail building. Based on these factors, staff has determined that the revised parcel map is consistent with General Plan and Zoning Ordinance.

A full size copy of the proposed revised parcel map is provided in Attachment B. A reduced exhibit of the original and proposed parcel map is illustrated on the following pages.

Revised Parcel Map Layout



REQUIRED FINDINGS OF FACT:

CEQA Findings:

Based on the discussion above, the Planning Department recommends the Planning Commission make the following findings in accordance with CEQA Guidelines Section 15162 related to the Revised Parcel Map No. 36080:

- A. Revised Tentative Parcel Map No. 36080 does not propose any substantial changes to the original parcel map or Conditional Use Permit No. 3504, Conditional Use Permit No. 3504R-1 that would require major revisions to the Riverside County adopted Initial Study/Mitigated Negative Declaration (EA 42604).
- B. No substantial changes have occurred in the circumstances under which Revised Parcel Map No. 36080, Conditional Use Permit No. 3504, Conditional Use Permit No. 3504R-1 is being undertaken that would require any revisions to the Initial Study/Mitigated Negative Declaration (EA 42604).
- C. No new information has been presented from which it may be fairly argued that Tentative Parcel Map 36080 may involve a new significant environmental effect, or a substantial increase in the severity of previously identified significant effects, or demonstrating that a mitigation measure previously found to be infeasible is now feasible.

Tentative Parcel Map No. 36080 Findings:

In accordance with Title 16 and Title 17 of the Wildomar Municipal Code, and Government Code § 66473.1, § 66473.5 and § 66474, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, make the following findings of fact.

- A. The proposed tract map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The revised parcel map is consistent with the General Plan in that the project site has a existing land use designation of Commercial Retail (CR) which allows for the development of commercial retail centers. "Wildomar Square" is an approved commercial retail center, thus, it is consistent. The revised parcel map is also consistent with the Zoning Ordinance in that the project site is zoned C-P-S (Scenic Highway Commercial) which allows for the development of commercial retail centers. "Wildomar Square" is an approved commercial retail center, thus, it is consistent. Further, each parcel size ranges from 8,712 to 74,052 square feet. As there is no minimum lot size, lot width or lot depth applicable to the C-P-S zone,

the parcel meets and exceeds this development standard. The project site is not located within a specific plan, thus, this portion of the finding is not applicable. Therefore, the revised parcel map meets this finding.

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The revised parcel map has been designed to be consistent with the General Plan and all City standards applicable to commercial retail projects. The approved commercial retail project is designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. The project site is not located within a specific plan, thus, this portion of the finding is not applicable. Therefore, the revised parcel map meets this finding.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The site is physically suitable for the type and proposed density of development in that the project site has been approved for a commercial retail project (CUP No. 3504 & 3504-R1) that meets and exceeds city standards related to zoning and improvement standards. The original conditions of approval for the parcel map shall remain in full force and effect except as they have been updated by the City. A copy of the updated conditions of approval is attached as Exhibit 1 to this resolution. Further, the approved conditions from CUP No. 3504 & 3504-R1 will remain in full force and effect, including Covenants, Conditions, and Restrictions (CC&R's) to address reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities. Thus, the proposed tract map is physically suitable for the type and proposed density of development. Therefore, the revised parcel map meets this finding.

- D. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The design of the subdivision and proposed improvements, with Conditions of Approval, will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The County of Riverside prepared an Initial Study/Mitigated Negative Declaration (EA 42604) for the original project (CUP No. 3504/3504-R1) that addressed all environmental impacts related to the project. The County adopted mitigation measures as part of the IS/MND that mitigated all impacts, including fish and wildlife or their habitat. indicated that the project as mitigated would not have a significant effect on the environment. Therefore, the revised parcel map meets this finding.

- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance (Title 17) and Subdivision Ordinance (Title 16). The design and construction of all improvements to accommodate the project have been conditioned to in accordance 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 adopted public works standards. As 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, the revised parcel map meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: 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.

PUBLIC NOTICING/COMMUNICATION:

In accordance with Sections 16.12.210 and 16.12.140 of the Wildomar Municipal Code, the Planning Department on November 19, 2014, mailed a public hearing notice to all property owners within a 600-foot radius of the proposed project boundaries notifying them of the December 3, 2014 Planning Commission hearing. In addition, on November 21, 2014, a legal notice was published in the Press Enterprise, a local

newspaper of general circulation, notifying the general public of the December 3, 2014 Planning Commission hearing. In accordance with Section 16.12.140(A), said public hearing notice was also emailed and provided to the EVMWD and LEUSD.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS:

- A. PC Resolution No. 14-22 for Revised Tentative Parcel Map 36080
Exhibit 1 - Conditions of Approval
- B. Revised Tentative Parcel Map No. 36080
- C. Original Tentative Parcel Map No. 36080
- D. County Environmental Assessment No. 42604

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and EIR
- City of Wildomar Zoning Ordinance (Title 17 of the WMC)
- City of Wildomar Subdivision Ordinance (Title 16 of the WMC)

ATTACHMENT A

PC Resolution No. 14-22

PC RESOLUTION NO. 14-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING REVISED TENTATIVE PARCEL MAP NO. 36080 FOR CONDOMINIUM PURPOSES (PLANNING APPLICATION NO. 13-0060) AND TO INCREASE THE NUMBER OF APPROVED PARCELS FROM SIX (6) TO ELEVEN (11) FOR THE WILDOMAR SQUARE RETAIL CENTER LOCATED ON APPROXIMATELY 4.81 ACRES AT THE SOUTHEAST CORNER OF HIDDEN SPRINGS ROAD AND CLINTON KEITH ROAD (APN: 380-110-046).

WHEREAS, an application for a Revised Tentative Parcel Map No. 36080 (Planning Application No. 13-0060) to subdivide 4.81 into 11 parcels for commercial retail development has been filed by:

Applicant / Owner:	DH Wildomar, LLC
Authorized Agent:	Mr. David Horenstein, DH Holdings, Inc.
Project Location:	SEC of Hidden Springs Road and Clinton Keith Road
APN Number:	380-110-046
Lot Area:	4.81 acres

WHEREAS, the Wildomar Planning Commission reviewed and approved Tentative Parcel Map No. 36080 on December 17, 2008; and

WHEREAS, Revised Tentative Parcel Map No. 36080 permits the subdivision of 4.81 acres into eleven (11) parcels for Wildomar Square Retail project which is owned by DH Wildomar, LLC; and

WHEREAS, pursuant to subdivision map time extensions approved by the State legislature (SB 1185, AB 333, AB 208, & AB 116), Tentative Parcel Map No. 36080 remains in force and effect as of the date of this Resolution, and the tentative parcel map will not expire until December 17, 2015; and

WHEREAS, pursuant to the City's Subdivision Ordinance (Title 16), Tentative Parcel Map No. 36080 is still eligible to request five (5), one-year extensions of time provided an application and fee is submitted to the Planning Department by October 17, 2015; and

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Commission of the City of Wildomar, California, has the authority and has reviewed the Revised Tentative Parcel Map No. 36080 for the "Wildomar Square Retail Project;" and

WHEREAS, in accordance with Sections 16.12.140 and 16.12.210 of the Wildomar Municipal Code, the Planning Department on November 21, 2014 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the public hearing for the proposed Revised Tentative Parcel Map No. 36080 to be held on December 3, 2014; and

WHEREAS, in accordance with Section 16.12.140 and 16.12.210 of the Wildomar Municipal Code, the Planning Department on November 19, 2014 emailed a legal notice of said public hearing Revised Tentative Parcel Map No. 36080 to the Elsinore Valley Municipal Water District (EVMWD) and the Lake Elsinore Unified School District LEUSD) notifying them of the December 3, 2014 public hearing; and

WHEREAS, in accordance with Sections 16.12.140 and 16.12.210 of the Wildomar Municipal Code, the Planning Department on November 19, 2014 mailed a legal notice of public hearing to all adjacent property owners within a 600-foot radius of the project site notifying them of the public hearing for the proposed Revised Tentative Parcel Map No. 36080 to be held on December 3, 2014; and

WHEREAS, in accordance with Wildomar Municipal Code Section 16.12.210, the City of Wildomar Planning Commission conducted the duly noticed public hearing on December 3, 2014, at which time interested persons had an opportunity to testify in support of, or opposition to the proposed Revised Tentative Parcel Map No. 36080, and at which time the Planning Commission received public testimony concerning the revised parcel map.

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

SECTION 1. CEQA FINDINGS:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a Mitigated Negative Declaration (Environmental Assessment No. 42604) was prepared, considered and approved by the County Planning Commission and the County Board of Supervisors (April 22, 2008) in approving the original commercial retail project (Conditional Use Permit No. 3504, Conditional Use Permit No. 3504R-1). A Notice of Determination (NOD) was filed with the Riverside County Clerk in accordance with CEQA requirements. Upon evaluation of the applicants' request to revise Parcel Map No. 36080, the Planning Department recommends the Planning Commission determines that the proposed revisions to the Parcel Map No. 36080 do not significantly change the design or project features evaluated in the original IS/MND prepared and adopted by Riverside County (refer to project analysis in staff report).

Further, upon incorporation of the City of Wildomar, the City adopted the General Plan and Zoning Ordinance of Riverside County that were used to consider and approve Conditional Use Permit No. 3504, Conditional Use Permit No. 3504R-1. Since

incorporation, the City has not made any amendments to the General Plan land use designation of Commercial Retail (CR) or to the C-P-S (Scenic Highway Commercial) Zoning designation that would affect the approved parcel map. In addition, the Planning Department and the Applicant have thoroughly investigated whether the environmental setting of Conditional Use Permit No. 3504/Conditional Use Permit No. 3504R-1 or Parcel Map No. 36080 has changed since the projects were first approved. The Planning Department has concluded that there had been no significant changes to the environmental setting of Conditional Use Permit No. 3504/Conditional Use Permit No. 3504R-1 or Parcel Map No. 36080 that would warrant further analysis under CEQA.

As there have been no significant changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects, the Planning Commission hereby determines that none of the conditions exist that might otherwise require a subsequent EIR, subsequent MND or subsequent Negative Declaration or an Addendum pursuant to Title 14 Cal. Code Regs. Section 15162. 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.

SECTION 2. TENTATIVE PARCEL MAP FINDINGS.

In accordance with Title 16 and Title 17 of the Wildomar Municipal Code, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, make the following findings of fact for Revised Parcel Map No. 36080 as follows:

- A. The proposed tract map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The revised parcel map is consistent with the General Plan in that the project site has an existing land use designation of Commercial Retail (CR) which allows for the development of commercial retail centers. "Wildomar Square" is an approved commercial retail center, thus, it is consistent. The revised parcel map is also consistent with the Zoning Ordinance in that the project site is zoned C-P-S (Scenic Highway Commercial) which allows for the development of commercial retail centers. "Wildomar Square" is an approved commercial retail center, thus, it is consistent. Further, each parcel size ranges from 8,712 to 74,052 square feet. As there is no minimum lot size, lot width or lot depth applicable to the C-P-S zone, the parcel meets and exceeds this development standard. The project site is not located within a specific plan, thus, this portion of the finding is not applicable. Therefore, the revised parcel map meets this finding.

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The revised parcel map has been designed to be consistent with the General Plan and all City standards applicable to commercial retail projects. The approved commercial retail project is designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. The project site is not located within a specific plan, thus, this portion of the finding is not applicable. Therefore, the revised parcel map meets this finding.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The site is physically suitable for the type and proposed density of development in that the project site has been approved for a commercial retail project (CUP No. 3504 & 3504-R1) that meets and exceeds city standards related to zoning and improvement standards. The original conditions of approval for the parcel map shall remain in full force and effect except as they have been updated by the City. A copy of the updated conditions of approval is attached as Exhibit 1 to this resolution. Further, the approved conditions from CUP No. 3504 & 3504-R1 will remain in full force and effect, including Covenants, Conditions, and Restrictions (CC&R's) to address reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities. Thus, the proposed tract map is physically suitable for the type and proposed density of development. Therefore, the revised parcel map meets this finding.

- D. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The design of the subdivision and proposed improvements, with Conditions of Approval, will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The County of Riverside prepared an Initial Study/Mitigated Negative Declaration (EA 42604) for the original project (CUP No. 3504/3504-R1) that addressed all environmental impacts related to the project. The County adopted mitigation measures as part of the IS/MND that mitigated all impacts, including fish and wildlife or their habitat. indicated that the project as mitigated would not have a significant effect on the environment. Therefore, the revised parcel map meets this finding.

- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Ordinance (Title 17) and Subdivision Ordinance (Title 16). The

design and construction of all improvements to accommodate the project have been conditioned to in accordance 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 adopted public works standards. As 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, the revised parcel map meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: 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.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission of the City of Wildomar, based on the criteria/findings above, hereby adopts PC Resolution No. 14-22 approving Revised Tentative Parcel Map No. 36080 as illustrated in Attachment B of this staff report, subject to the conditions of approval as identified herein, and attached hereto, as Exhibit 1 of this Resolution.

PASSED, APPROVED AND ADOPTED this 3rd day of December 2014, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Stan Smith
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Erica L. Vega
Assistant City Attorney

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Wildomar Square Parcel Map**

Project Application: Tentative Parcel Map No. 36080

APN: 380-110-046

Planning Commission Approval Date: Revised TPM No. No. 36080 – December 3, 2014 (Original TPM 36080 approval from December 17, 2008)	Project Expiration Date: Revised TPM No. 36080 – December 17, 2015 (with state mandated/automatic time extensions)		
Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	In compliance with Section 15094 of the CEQA Guidelines, the fee to file a Notice of Determination (NOD) shall be paid by the Applicant no later than December 4, 2014. The NOD and fee shall be filed with the Riverside County Clerk within five (5) working days of project approval by the Planning Commission (12/10/14). The Notice shall include the required Riverside County Clerk fee totaling \$50.00 . Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c).	Dec. 4, 2014	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than December 17, 2014. <hr/> Applicant Signature: _____ Date: _____	Dec. 17, 2014	Planning Department	
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	On-Going	Planning Department	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Wildomar Square Parcel Map**

Project Application: Tentative Parcel Map No. 36080

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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

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. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Wildomar Square Parcel Map**

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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

4.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	March 3, 2015	Planning Department	
5.	Approval of Revised Tentative Parcel Map No. 36080 (Planning Application No. 13-0060) shall expire on <u>December 17, 2015</u> if the final map has not been recorded (includes state automatic time extensions under SB 1185, AB 333, AB 208, & AB 116). The applicant is eligible for 5, one-year time extensions in accordance with Title 16 of the W.M.C. If a time extension is needed, the Applicant may file with the Planning Department a request for a one-year time extension provided a written request is made with the required EOT application and fee no later than <u>October 17, 2015</u> (60 days prior to expiration). Said time extension shall be reviewed by the Planning Commission in accordance with Title 16 of the W.M.C.	Oct. 17, 2015	Planning Department	
6.	Within 60 days of approval by the Planning Commission of Revised Tentative Parcel Map No. 36080 Planning Application No. 13-0060), the applicant shall pay all outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final parcel map.	Feb. 3, 2015	Planning Department	
7.	Revised Tentative Parcel Map No. 36080 shall be subdivided in accordance with the revised tentative parcel map approved by the Planning Commission on December 3, 2014. The applicant may request a modification/revision to the approved revised parcel map as outlined in the Title 16 of the W/.M.C.	On-Going	Planning Department	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Wildomar Square Parcel Map**

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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

8.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Department	
9.	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 developer shall obtain a grading permit from the Building Department.	On-Going	Planning Department	
10.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	
11.	If human remains are encountered during grading activities, 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.	On-Going	Planning & Engineering Depts.	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Wildomar Square Parcel Map**

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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

12. All mitigation measures adopted by the County of Riverside under Environmental Assessment No. 42604 (in conjunction with the County approval of Conditional Use Permit No. 3504, Revised CUP No. 1 and Variance No. 1827) shall remain in full force and effect for the project site.

On-Going

Planning &
Engineering Depts.

Prior to Issuance of a Grading Permit

13. Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports 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 the City of Wildomar.

On-Going

Planning Department

14. Prior to the issuance of the 1st grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. The request for a haul permit shall include a haul route plan addressing the 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 haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site was not previously evaluated by the mitigated negative declaration, a grading EA shall be approved by the planning director prior to the issuance of the haul permit.

Prior to Issuance of
a Grading Permit

Planning &
Engineering Depts.

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Wildomar Square Parcel Map**

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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

Prior to Final Map Recordation

15.	The developer/owner shall submit to the Planning Department for review and approval CC&R's (including the required review fee). The CC&Rs shall include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities. Once reviewed and approved by the City, the CC&R's shall be recorded and shall not be amended without prior City approval.	Prior to Recordation of Final Map	Planning Department	
16.	Concurrent with the processing of a final map, the applicant shall submit two sets of detailed landscape and irrigation plans, including on-site and public right-of-way areas. The landscaping and irrigation plans shall be approved by the Planning Department prior to the issuance of any grading permit for the project.	Prior to Recordation of Final Map	Planning Department	

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Requirements/Conditions

1.	Where phasing of on-site improvements is authorized by the City Planner, two access points to public rights-of-way shall be provided. Improvements shall be full width drive aisles as shown on the underlying approved plot plan.	On-Going	Public Works/Engineering Dept.	
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Prior to Final Map Recordation

2.	All rights-of-way shown on the tentative map to be dedicated by separate instrument shall be dedicated and recorded prior to the recordation of the final map or shall be dedicated on the final map.	Prior to Recordation of Final Map	Public Works Department	
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**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Wildomar Square Parcel Map**

Project Application: Tentative Parcel Map No. 36080

APN: 380-110-046

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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

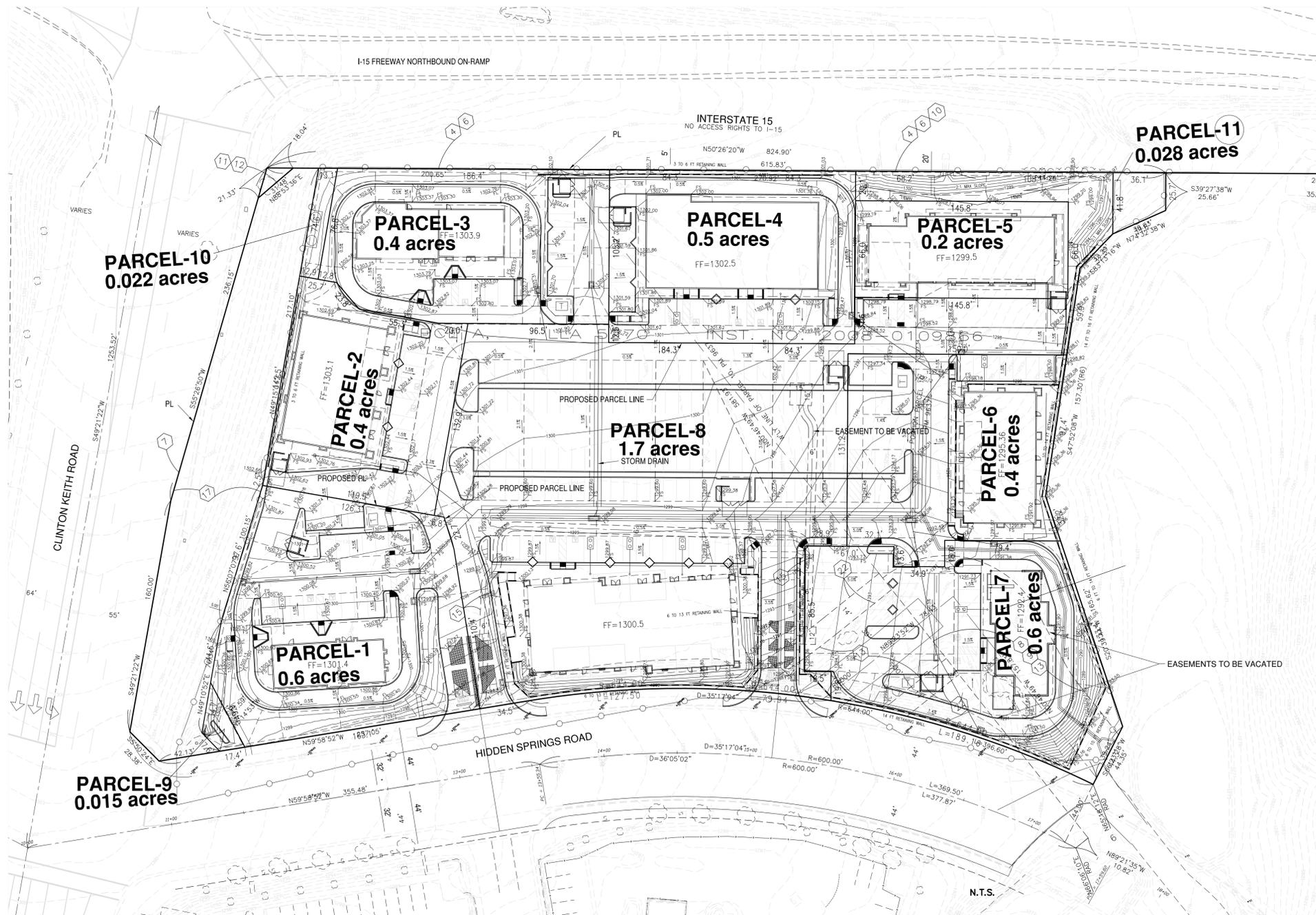
3.	Applicant shall provide cross access easements for all parcels or provide evidence that a business owner's association has been formed for all parcels with association rules providing for the common use of the parking areas and drive aisles	Prior to Recordation of Final Map	Public Works Department	
4.	Should this project lie within any assessment/benefit district, the project proponent shall, 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 Recordation of Final Map	Public Works Department	
5.	The developer shall annex into the City's Community Facility District (CFD 2013-1 Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD 2013-1 then the developer shall de-annex from said assessment/benefit district.	Prior to Recordation of Final Map	Public Works Department	

ATTACHMENT B

Revised Tentative Parcel Map No. 36080

FOR CONDOMINIUM PURPOSES TENTATIVE PARCEL MAP NO.36080

A PROPOSED 11 PARCEL, COMMERCIAL PARCEL MAP



UTILITY PURVEYORS:

WATER & SEWER:

ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
3135 CHANEY STREET
LAKE ELSINORE, CA 92531-3000
TEL: (951) 674-3146
FAX: (951) 674-7554

GAS:

THE GAS COMPANY
25200 TRUMBLE ROAD
ROMOLAND, CA 92380
TEL: (909) 335-9303
FAX: (909) 335-3998

TELEPHONE:

VERIZON
150 SOUTH JUANITA
HEMET, CA 92543
TEL: (909) 929-9412
FAX: (909) 929-2009

CABLE:

ADELPHIA
1500 AUTO CENTER DRIVE
ONTARIO, CA 91761
TEL: (951) 975-3402

ELECTRIC:

SOUTHERN CALIFORNIA EDISON
1359 E. FRANCIS STREET
ONTARIO, CA 91761
TEL: (909) 930-8412



VICINITY MAP
NOT TO SCALE
(THOMAS BROTHERS 2005, PAGE 927, GRID F-1)
T.7S.,R.4W.,SECTION 1 S.B.M

**VICINITY MAP
NOT TO SCALE**

LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION IS PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY PRIORITY TITLE COMPANY, ORDER NO. L61758 DATED JUNE 11, 2014. THIS LEGAL DESCRIPTION WAS USED FOR THE RE-ESTABLISHMENT OF THE BOUNDARY FOR THIS PURPOSE EXCLUSIVELY, NO OTHER TITLE RESEARCH WAS PERFORMED:

REAL PROPERTY IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A OF LOT LINE ADJUSTMENT NO 5270 RECORDED MARCH 6, 2008 AS INSTRUMENT NO. 2008-109866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 10 OF PARCEL MAP NO. 9637, FILED IN BOOK 58, PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE LAND DESCRIBED IN THE DOCUMENT RECORDED JULY 26, 2007 AS INSTRUMENT NO. 2007-0484230, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID DOCUMENT RECORDED JULY 26, 2007 AS INSTRUMENT NO. 2007-0484230, OF OFFICIAL RECORDS;

THENCE ALONG THE NORTHEASTERLY LINES OF SAID LAND AND SAID PARCEL 10, SOUTH 52°27'11" EAST, 615.83 FEET;
THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 37°26'47" WEST, 25.66 FEET;
THENCE NORTH 76°33'29" WEST, 39.63 FEET;
THENCE SOUTH 81°12'25" WEST, 32.29 FEET;
THENCE SOUTH 45°51'17" WEST, 157.30 FEET;
THENCE SOUTH 18°38'53" WEST, 165.62 FEET;

THENCE SOUTH 64°22'37" WEST, 43.75 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DOCUMENT RECORDED NOVEMBER 30, 2007 AS INSTRUMENT NO. 2007-0720598, OF OFFICIAL RECORDS, SAID LINE BEING A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 644.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS NORTH 63°16'24" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG THE EASTERLY RIGHT OF WAY OF HIDDEN SPRINGS ROAD AS DESCRIBED IN THE DOCUMENT RECORDED MAY 31, 2001 AS INSTRUMENT NO. 2001-240650, OF OFFICIAL RECORDS, THROUGH A CENTRAL ANGLE OF 35°19'08", AN ARC LENGTH OF 396.97 FEET;

THENCE CONTINUING ALONG RIGHT OF WAY LINE, NORTH 62°02'44" WEST, 257.23 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2007-0484230;

THENCE ALONG SAID WESTERLY LINE, NORTH 07°53'23" WEST, 27.94 FEET TO THE NORTHWESTERLY LINE OF SAID LAND;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 47°20'15" EAST 160.00 FEET;

THENCE NORTH 53°24'36" EAST 236.33 FEET TO THE POINT OF BEGINNING.

APN NO. 380-110-046-9

EASEMENTS (NUMBERS MATCH TITLE REPORT)

- 4 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM A FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 6, 1955 AS INST. NO. 22338 OF OR, NO FREEWAY ACCESS TO I-15
- 6 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM A FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MAY 24, 1978 AS INSTRUMENT NO. 104062 AND 104063, BOTH OF OR
- 7 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM A FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MAY 31, 1978 AS INST. NO. 108634 OF OR
- 8 AN EASEMENT FOR PUBLIC USE, INGRESS, EGRESS, ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 16, 1982 AS INST. NO. 83760 OF OR
- 9 AN EASEMENT FOR PUBLIC USE, INGRESS, EGRESS, ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 16, 1982 AS INST. NO. 82-217181 OF OR
- 10 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM A FREEWAY, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP 9637 ON FILE IN BOOK 58, PAGE 1, OF PARCEL MAPS
- 11 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 7, 1999 AS INST. NO. 1999-445861 OF OR
- 12 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM A FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 7, 1999 AS INST. NO. 1999-445861 OF OR
- 13 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2000-309" RECORDED DECEMBER 21, 2000 AS INST. NO. 2000-508474 OF OR
- 15 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED OCTOBER 15, 2008 AS INST. NO. 2008-0553426 OF OR
- 17 AN EASEMENT FOR PUBLIC ROAD, DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF WILDOMAR, RECORDED OCTOBER 12, 2010 AS INST. NO. 2010-048972 OF OR
- 22 RIGHTS TO THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. RECORD OF SURVEY IN BOOK 81, PAGE 26 AND PARCEL MAP NO. 34144 RECORDED IN BOOK 219, PAGES 98-99 INDICATE AN 88.00' WIDE WEST FRONTAGE ROAD THAT WAS NOT VACATED BY INST. NO. 2000-508474. THIS ADDITIONAL 14' WIDTH IS INDICATED HEREON AND ANY EFFECT IT MAY HAVE ON THE PROPERTY.

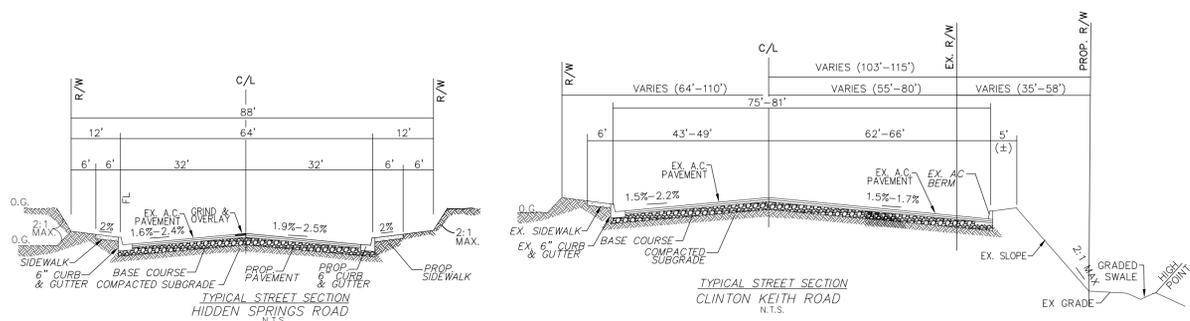
EARTHWORK VOLUMES

Cut	Fill	Net
14153	5568	8585 (C) Grid

NOTES

1. APN - 380-110-046-9
2. EXISTING AND PROPOSED LAND USE - COMMERCIAL RETAIL
3. EXISTING AND PROPOSED ZONING FOR THIS PARCEL AND ADJACENT PARCELS - C-P-S
4. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
5. DATE OF UPDATED TOPOGRAPHIC SURVEY - JULY 2014 BY DANJON ENGINEERING INC.
6. NO NEW DEDICATIONS KNOWN. CLINTON KEITH ROAD WAS DEDICATED BY EASEMENT OCT 2007
7. NO KNOWN WELLS ON THE SITE
8. THE POTENTIAL FOR LIQUIFICATION AS NOTED IN PREVIOUS DOCUMENTS IS CONSIDERED LOW
9. THE LAND IS NOT KNOWN TO BE SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS
10. THE LAND IS IN ZONE 'X' ON FLOOD MAP 0605C2705G

BEARINGS SHOWN HEREON ARE BASED ON THE NEW CENTERLINE OF HIDDEN SPRINGS ROAD, SHOWN AS HAVING A BEARING OF N59°58'52"W ON PARCEL MAP NO 34144 FILED IN BOOK 219, PAGES 98 AND 99, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



OWNER AND APPLICANT
WILDOMAR SQUARE PARTNERS, LLC, C/O
D.H. Holdings, Inc
1800 CENTURY PARK EAST
STE 600
LOS ANGELES, CA 90067
TEL: 310-229-5960

PREPARED BY
DANJON ENGINEERING, INC.
895 E. Yorba Linda Blvd., Ste 202
Placentia, CA 92870
(714)572-6800 FAX(714)572-6850

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

**TENTATIVE PARCEL MAP 36080
FOR CONDOMINIUM PURPOSES
31100 CLINTON KEITH ROAD
AND HIDDEN SPRINGS ROAD
WILDOMAR, CALIFORNIA**

REVISED - NOVEMBER 4, 2014
DATE OF PREPARATION - AUGUST 15, 2014

ATTACHMENT C

Original Tentative Parcel Map No. 36080

ATTACHMENT D

County Environmental Assessment No. 42604

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41604

Project Case Type (s) and Number(s): Conditional Use Permit No. 3504, Revised Permit No.1 and Variance No. 1827

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1629

Contact Person: Bulmaro Canseco, Project Planner

Telephone Number: (951) 955-8632

Applicant's Name: D.H. Holdings, Inc.

Applicant's Address: 7033 W. Sunset Blvd., Suite 208, Los Angeles, CA 90028

Engineer's Name: D.H. Holdings, Inc.

Engineer's Address: 7033 W. Sunset Blvd., Suite 208, Los Angeles, CA 90028

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3504, Revised Permit No.1 proposes to expand an approved, 2.96 net acre, three (3) building, 23,000 sq. ft. Commercial Center, which was approved on May 8, 2007 under Conditional Use Permit No. 3504; to include substantial changes to the site plan by adding on an additional 23,600 sq. ft. with three (3) new buildings, for a total of 46,600 sq. ft. The project site will now include an additional 1.85 net acres that have been acquired through Lot Line Adjustment No. 5270 from the property located southerly of the project site (APN: 380-230-006) and added to the project for a total of 4.81 net acres. In total, the project proposes six (6) buildings: Building 1 a proposed 5,660 sq. ft. sit-down restaurant, Building 2 a proposed 16,242 sq. ft. multi-tenant commercial building that includes the concurrent sale of beer and wine for off-premises consumption, Building 3 a proposed 5,375 sq. ft. sit-down restaurant, Building 4 a proposed 7,575 sq. ft. tire sales and service store, Building 5 a proposed 3,500 sq. ft. fast-food restaurant, and Building 6 a proposed 8,248 sq. ft. multi-tenant commercial building. The proposal also includes 32,349 sq. ft. of landscaping and 246 parking spaces. The project will be constructed in two (2) phases, Phase I will include the construction of Buildings 2, 3, 6, and all parking and landscaping improvements for the entire project site and Phase II will include the construction of Buildings 1, 4, and 5.

Note: "Current" and "Ultimate" site designs are proposed; these design concepts deal only with right-of-way improvements along Clinton Keith Road and not the site. As such, the proposed on-site improvements are the same at the "Current" and "Ultimate" site layouts.

Variance No. 1827 is a proposal to exceed the number of signs, the height of the signs, and the surface area permitted pursuant to Section 19.4.a of Ordinance No. 348 for on-site free-standing advertising signs. The variance proposes to install two (2) 65' high Pylon Signs both on the project site's easterly boundary (adjacent to Interstate 15). Per Section 19.4.a of Ordinance No. 348, only one (1) free-standing sign is permitted on the same street (2 are proposed), the total height of the free standing sign shall not exceed 45' (65' proposed), and the total display area per sign shall not exceed 150 sq. ft. (480 sq. ft. proposed per sign for a total of 960 sq. ft.).

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

C. Total Project Area: 4.81 Net Acres

Residential Acres: 0	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 4.81	Lots: N/A	Sq. Ft. of Bldg. Area: 46,600	Est. No. of Employees: 246
Industrial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 0			

D. Assessor's Parcel No(s): 380-110-039

E. Street References: The project site is located southerly of Clinton Keith Road, easterly of Hidden Springs Road, and westerly of Interstate 15.

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

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is relatively flat and is currently vacant. The site has been heavily disturbed by previously disked and weed control abatement for fire protection. Surrounding land uses include Commercial Centers to the north and west, Vacant Land to the south, and Interstate 15 to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) general plan land use designation. The proposed project meets all other applicable land use policies.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project. The proposed project meets all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is located within FEMA Flood Zone C. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The project site is subject to low liquefaction potential. The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The proposed project meets all applicable Housing element policies.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio)

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

F. **Policy Area(s), if any:** Mt. Palomar Nighttime Lighting Policy (27.37 miles)

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) to the north, west, and south and Interstate 15 to the east.

H. **Adopted Specific Plan Information**

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

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

I. **Existing Zoning:** Scenic Highway Commercial (C-P-S)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north, west, and south and Interstate 15 to the east.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input 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 type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. **DETERMINATION**

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a

NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

March 18, 2008

Date

Bulmaro Canseco, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways" and the Elsinore Area Plan Figure 9 "Scenic Highways"

Findings of Fact:

- a) The Riverside County Integrated Plan (RCIP) indicates that the project site is located adjacent to a scenic corridor, Interstate 15. However, the proposed commercial development will not affect any scenic resources, as adjacent parcels that are closer to Interstate 15 have existing commercial developments and vacant parcels are planned for commercial developments. The design of the proposed commercial development will be compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation. Regulation of signage shall comply with Riverside County Ordinances and the General Plan, impacts are not considered significant.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project, a commercial development, will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS and Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the RCIP, the project site is located within (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory (27.37 miles). Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution) was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted development of certain light fixtures emitting into the night sky undesirable light rays that may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant level.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, and Project Application Materials

Findings of Fact:

a-b) The proposed project will not create substantial light or glare which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare as Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, and prohibition and exceptions. The project site is adjacent to existing and planned compatible uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS, and Project Application Materials

Findings of Fact:

- a) Per the RCIP, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland); therefore, there is no potential to convert farmland to non-agricultural uses.
- b) No agricultural uses are being conducted at the project site, as well as within the immediate vicinity of the project site. The project site is not under a Williamson Act contract and is not zoned for agricultural uses.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (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 as the project site is zoned Scenic Highway Commercial (C-P-S) and the project site is not located within 300 feet of an agriculturally zoned property.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AIR QUALITY Would the project

5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<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
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: SCAQMD CEQA Air Quality Handbook (Urbemis 2002 for Windows 8.7.0), Project Application Materials, and "Renaissance Plaza Air Quality Impact Analysis" prepared by Urban Crossroads, dated December 6, 2006.

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. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. Furthermore, if approved, the project would result in the development of 46,600 square feet of commercial retail development which is consistent with the General Plan designation of Commercial Retail and the zoning which is C-P-S. The RCIP was found to be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BSGRADE.5).
- c) The project will not 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.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses include commercial, which is not considered a sensitive receptor, therefore, the project is not expected to expose sensitive receptors to project substantial point source emissions.

- e) The proposed retail commercial uses are not sensitive receptors and the project is not located in the vicinity of a substantial point source of emissions. Furthermore, a commercial project such as the proposed project 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 or 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. A carbon monoxide (CO) hotspot analysis was conducted for the three most-impacted intersections by the project 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. Nonetheless, the project shall implement the following standard mitigation measures: a) use of appropriate emission control devices on gasoline and diesel construction equipment and maintain construction equipment engines by keeping them tuned, b) 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), and c) the proposed project shall submit a plan to control fugitive dust using the measures outlined above and through implementation of other reasonably available dust control measures. With the implementation of these standard requirements, impacts on air quality will be less than significant.

Mitigation: Dust control measures shall be implemented during grading operations (COA: 10.BSGRADE.5).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

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?

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)?

c) Have a substantial adverse effect, either directly or

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

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?

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?

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?

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?

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

Source: GIS database, WRCMSHCP, On-site Inspection, and EPD Review (PDB No. 5253)

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. According to the Riverside County Geographic Information System data, the project site does not contain potential habitat for or candidate for, sensitive, or special status species, including the California Gnatcatcher, or the Quino Checkerspot Butterfly. The property is not within an MSHCP designated cell.
- b) No threatened or endangered species were observed on the site, and given the site's disturbance there is no potential for any MSHCP-listed plant and animal species to occur on-site due to a lack of viable habitat. In addition, the project site is located within long-term Stephens' kangaroo rat (SKR) Habitat Conservation Plan and SKR Mitigation Fee Area as designated by the Riverside County Habitat Conservation Agency.
- c) The non-native vegetation observed on-site consists mostly of non-native annual grassland. Due to the site's location and the type of habitat observed on-site, the project does not conflict with the MSHCP planning goals and it will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.
- 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project site is immediately adjacent to riparian oak woodland following a blue line seasonal stream approximately 75 feet south of the project boundary. The project does not extend into the oak woodland and blue line stream. To insure that grading activities do not intrude into the riparian woodland, the project boundary or limits of construction shall be clearly defined with orange vinyl construction barrier. To avoid impacts from run-off and sedimentation, properly installed silt fencing shall be installed along the barrier fence. To insure oak protection guidelines are followed, placement of fencing shall be under the direction of a qualified biologist. Furthermore, to ensure that grading operations do not impact the riparian oak woodland and blue line stream, a qualified biologist shall monitor all grading activities (COA 60.EPD.2 and 60.EPD.3). Therefore, with the incorporation of these mitigation measures any impacts on 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 will be less than significant.
- f) Please refer to response under issue (e) above, no waters or riparian/wetland habitat occurs on the project site; therefore, the project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) No significant biological resource impacts are forecast to occur as a result of implementing the proposed project. No local biological protection policies or ordinances apply to the project site.

Mitigation: Prior to the issuance of a grading permit, the applicant must contract with a biological consultant who has an MOU with the county, to provide biological monitoring of all grading activities. Prior to the issuance of a grading permit, the biological monitor shall flag and fence the area mapped as "South Coast Live Oak Riparian Forest" on CUP03504R1. The biologist must submit documentation to the Environmental Programs Department (EPD) certifying that all areas meeting the definition of Riparian/Riverine, as defined in section 6.1.2 of the Multiple Species Habitat Conservation Plan (MSHCP), have been flagged and fenced for avoidance during construction. EPD staff may also conduct site visits to ensure that the fencing has been completed in accordance with the MSHCP. (COA 60.EPD.1, 60.EPD.2, 60.EPD.3, 70.EPD.1, 60.PLANNING.14, AND 60.PLANNING.15).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department and the Planning Department.

CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, and PDA No. 4384

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) A Phase 1 archaeological records review and survey (Study) was conducted on the project site. 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 historical sites had been previously recorded within the project boundaries. As such, the project will not impact or alter a historic site.
- b) Since the project site has been heavily disturbed by disking and weed control abatement it will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 as none exists on the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: On-site Inspection, Project Application Materials, and PDA No. 4384

Findings of Fact:

- a) According to the cultural resources assessment performed for the proposed project, no archaeological resources were observed within the project boundaries.
- b) Based on the technical Study, no substantial adverse change in the significance of any archaeological resource will result from project implementation. However, per County Policy the project has been conditioned to comply with general standard compliance conditions which include archaeological monitoring, tribal monitoring, and reporting requirements as deemed appropriate by the County's archaeologist (see COA 60.PLANNING.18, 60.PLANNING.19, 60.PLANNING.20, AND 90.PLANNING.40).
- c) Due to the previous disturbances of the site, no human remains can remain on the project site. No mitigation is required.
- d) No religious or sacred uses are known to occur at the project site so no restriction of religious or sacred activities can result from project implementation.

Mitigation: No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are necessary.

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"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" and PDP No. 1283

Findings of Fact:

a) Per RCIP and the Paleontological Assessment prepared for the proposed project, the project site is located within an area of high paleontological sensitivity (High A); as such, the proposed project has been condition to retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery is deemed necessary.

Mitigation: A qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts shall be retained prior to grading permit issuance. (COA: 60.PLANNING.1, 60.PLANNING.16, 60.PLANNING.17, AND 90.PLANNING.34)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and the Planning Department.

GEOLOGY AND SOILS Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS, and GEO No. 1938

Findings of Fact:

County Geologic Report (GEO) No. 1938, submitted for this project (CUP03504R1), was prepared by Leighton Consulting, Inc. and is entitled: "Preliminary Geotechnical Investigation Report for the Proposed Wildomar Square, Southeast Corner of the Intersection of Clinton Keith Road and Hidden Springs Road, Wildomar, Riverside County, California, Project No. 602009-001", dated September 13, 2007. In addition, Leighton Consulting, Inc. submitted the following report entitled:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. Addendum Geotechnical Response to Riverside County Planning Department, Building and Safety Review Comments, County Geologic Report No. 1938, Proposed Wildomar Square Commercial/Retail Development adjacent to Hidden Springs Road and Clinton Keith Road at Freeway I-15, Wildomar, County of Riverside, California, Project No. 602009-001" dated December 21, 2007.

This document is herein incorporated as a part of GEO No. 1938.

GEO No. 1938 concluded:

1. This site is underlain at shallow depth by Pauba Formation sandstone considered acceptable for support of the proposed fills and structures.
2. Based on literature review, site mapping, a previously excavated fault investigation trench and aerial photo review there is no evidence for any active faults crossing or trending toward this site. Therefore, the potential for this site to be affected by surface fault rupture is considered low.
3. Aside from the hazard of strong ground shaking, the potential for this site to be affected by secondary seismic hazards such as liquefaction, seismically induced landsliding, seiche/tsunami or seismically induced flooding is considered low.

GEO No. 1938 recommended:

1. All previously placed undocumented fills, top soils, weathered bedrock and alluvium should be removed to expose Pauba Formation bedrock exhibiting an in-place relative compaction of at least 85% as determined by ASTM Test Method D 1557-02. Prior to placing any fill, the approved removal bottoms should be scarified to depth of 12 inches, brought to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02.
2. The on-site soils are considered to be acceptable for use as compacted fill provided they are cleaned of organic materials and/or debris. All fill soils should be placed in 6 to 8 inch lifts, brought to within 2% of optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02. Where the footprint of any proposed structure spans a cut/fill transition, the cut portion of the building pad should be over-excavated to a depth equal to one-half of the fill thickness for the fill portion of the pad with a minimum of three feet required.
3. Subsequent to the construction of the pad fills, they should be tested for expansion index in order provide final foundation design recommendations.
4. Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the provisions of the California Building Code for a site located 1.7 miles from a CBC Type B seismic source and overlying a CBC Type Sd soil. The site should be expected to experience peak horizontal accelerations on the order of 0.65g with a 10% probability of exceedence in 50 years.
5. The consultant should be provided with the grading and foundation plans to determine if future investigation may be required by changes made to those plans subsequent to this report.

Furthermore:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to RCIP, there are no known active or potentially active faults crossing the site; therefore, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) As noted above, the potential for this site to be affected by surface fault rupture is considered low; however, the site is located within 1.7 miles of the Alquist-Priolo Fault Studies Zone for the Elsinore Fault. Therefore, mitigation is noted above to address any impacts that might be caused by the Elsinore Fault.

Mitigation: The proposed project shall be designed to meet the Riverside County 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 (COA: 10.PLANNING.39, 10.BSGRADE.3, AND 60.BSGRADE.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and GEO No. 1938

Findings of Fact:

- a) According to the Riverside County General Plan, the project site is not located within an area mapped as having a potential for liquefaction. In addition, the potential for liquefaction at the site is very low due to the presence of shallow bedrock within the project vicinity.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk), Uniform Building Code, and GEO No. 1938

Findings of Fact:

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

According to RCIP, 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 Riverside County Uniform Building Code standards for this seismic hazard zone to ensure that the proposed project will not result in significant impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Riverside County 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 (COA: 10.PLANNING.39, 10.BSGRADE.3, AND 60.BSGRADE.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", and GEO No. 1938

Findings of Fact:

- a) The project site is relatively flat. The geological and seismic hazards evaluation indicates the site is considered to have no significant slope instability or susceptibility to seismically induced landslides and rock falls. Therefore, implementation of the proposed project has no potential to expose the proposed facilities to any landslide, mudslide, or rockfall hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: RCIP and GEO No. 1938

Findings of Fact:

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

Per RCIP, the project site is not located within an area of potential ground subsidence. However, compliance with the Riverside County UBC construction requirements would ensure the protection of structures. No significant adverse site stability impacts are forecast to occur as a result of project implementation.

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

Monitoring: No monitoring measures are necessary.

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"/>
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Source: On-site Inspection, Project Application Materials, RCIP, and GEO No. 1938

Findings of Fact:

a) The proposed project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

16. Slopes

a) Change topography or ground surface relief features?

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

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

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

Source: RCIP, Ordinance No. 457, Project Application Materials, and GEO No. 1938

Findings of Fact:

a) The proposed project will change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level.

b) The project does not proposed cut or fill slopes greater than 2:1 or higher than 10 feet. The topographic change is considered less than significant.

c) The proposed project will be utilizing a sewer system, which is to be installed per the specifications and requirements of the Department of Environmental Health and the Elsinore Valley Municipal Water District.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: RCIP, Staff Review, and Application Materials

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. With submittal of a grading plan, Water Quality Management Plan (WQMP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.
- 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: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading standards, best management practices, and a WQMP to eliminate significant erosion hazards (COA: 10.BSGRADE.3, 60.BSGRADE.3, 60.BSGRADE.9, 60.FLOODRI.3, AND 60.FLOODRI.9).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and the Flood Control District.

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

Source: Department of Building and Safety: Grading and Riverside County Flood Control District

Findings of Fact:

- a) The project site does not contain any river channels, stream channels or lake beds and none are in close proximity to the project site. County grading standards, best management practices and the WQMP are required to control potentially significant erosion hazards.
- b) Mitigation measures identified under the Soils Section ensure that the potential for significant erosion will be mitigated on the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project shall incorporate county grading standards, best management practices, and a WQMP to eliminate significant erosion hazards (COA: 10.BSGRADE.3, 60.BSGRADE.9, 60.FLOODRI.3, AND 60.FLOODRI.9).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety and the Flood Control District.

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?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2, and Ord. 484

Findings of Fact:

a) The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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

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

Source: Project Materials and RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.
- b) During the construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. 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.
- c) Development of the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.
- 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. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

21. Airports

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to the RCIP, the project site is not located within an Airport-Influence Area; because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan.
- b) The proposed project will not require review by the Airport Land Use Commission.
- c) The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area.
- d) The proposed project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- 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: Riverside County General Plan Figure S-19 "Airport Locations," and GIS

Findings of Fact:

- a) The project site is not located within 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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

- b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- c) Substantially deplete groundwater supplies or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition and GIS

Findings of Fact:

- a) No natural watercourses are present on the project site. The project site is not located within a 100 year flood hazard zone. Onsite drainage flows in a southwesterly direction across the site, eventually draining to Murrieta Creek.
- b) The 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 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 into Murrieta Creek. All offsite flows are to be collected and 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impermeable surfaces. Design measures, as identified in the project 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 WQMP document 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.

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 WQMP.

With implementation of the WQMP, 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 WQMP, the potential 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 proposed project will not include new or retrofitted storm water Treatment Control Best Management Practices (BMPs), the operation of which could result in significant environmental effects.

Mitigation: The proposed project shall submit a copy of the proposed improvement plans, grading plans, final map, environmental constraints sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District (COA: 10.FLOODRI.1, 10.FLOODRI.5, 10.FLOODRI.6, 10.FLOODRI.10, 10.FLOODRI.11, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.5, 60.FLOODRI.8, 60.FLOODRI.9, 80.FLOODRI.2, 80.FLOODRI.4, 80.FLOODRI.5, AND 90.FLOODRI.3).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, and GIS

Findings of Fact:

- a) No significant changes in drainage patterns will occur, as the future surface runoff will flow 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 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) 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. According to the County's flood hazards map in the GP, the project site is not located in a dam hazard zone.
- 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: The proposed project shall submit a copy of the proposed improvement plans, grading plans, final map, environmental constraints sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District (COA: 10.FLOODRI.1, 10.FLOODRI.5, 10.FLOODRI.6, 10.FLOODRI.10, 10.FLOODRI.11, 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.5, 60.FLOODRI.8, 60.FLOODRI.9, 80.FLOODRI.2, 80.FLOODRI.4, 80.FLOODRI.5, AND 90.FLOODRI.3).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

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

Source: RCIP, GIS, and Project Application Materials

Findings of Fact:

- a) The land uses in the vicinity of the project site consist of vacant and commercial land. The proposed project consists of a commercial retail facility to be developed on an approximate 4.81-acre site. Adjacent land uses are designated for commercial uses. The land use proposed is consistent with existing and proposed levels of land use in the area. The project does not represent a change from the existing land use designation for this property under the existing General Plan and zone designation. The proposed project impacts on land use are not considered a substantial or significant change in land use.
- b) The proposed project is not located within a city sphere of influence.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

26. Planning

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

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

Source: Riverside County General Plan Land Use Element, Staff Review, GIS, and Project Application Materials

Findings of Fact:

- a) The Elsinore Area Plan currently identifies the project site's General Plan land use designation as Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) with a Scenic Highway Commercial (C-P-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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S) zoning classification. The site's zoning classification is highly consistent with the land use designation and the proposed project is consistent with both the land use designation and zoning classification of the project site.

- b) The proposed project is compatible with the existing surrounding zoning classifications as adjacent parcels are zoned Scenic Highway Commercial (C-P-S) to the north, west, and south and Interstate 15 to the east.
- c) The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent parcels have been or are currently being developed with commercial projects.
- d) The proposed commercial development is consistent with the land use designation and policies of the Elsinore Area Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are either vacant or have been developed with commercial projects.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MINERAL RESOURCES Would the project

27. Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; 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.
- b) The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project does not propose or is located within existing or abandoned quarries or mines.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: Riverside County General Plan Figure S-19 "Airport Locations"

Findings of Fact:

- a) Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels.
- b) The project site is not located within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

29. Railroad Noise

NA A B C D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, and Site Visit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

30. Highway Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection and Project Application Materials

Findings of Fact: The background noise levels in the area are dominated by the Interstate 15 corridor (75 dB CNEL adjacent to the freeway) and Clinton Keith Road which has background noise levels of approximately 65 dB CNEL. In the Noise Element of the County of Riverside General Plan, a noise exposure of up to 70 dB CNEL is shown as normally acceptable for commercial uses; therefore, no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Other Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials and GIS

Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise

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

Source: Project Application Materials

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 feasible as possible. Commercial activities will increase onsite noise relative to existing noise generation, but the ongoing noise levels will be consistent with the type of uses, with residential noise environments typically ranging between 50 and 60 dB CNEL. Noise attenuation features are required between the proposed commercial areas and the nearest residential area. Sound walls and a vegetation buffer will be the most effective measures to control noise to acceptable levels. The proposed project is not forecast to generate noise levels that exceed the existing background noise level for the project area because the proposed design of the project site provides for noise attenuation and the proposed commercial uses will cease at night time; therefore, increased noise levels from operation of the project will be less than significant.

The background noise levels in the area are dominated by the I-15 freeway corridor (75 dB CNEL adjacent to the freeway) and Clinton Keith Road which has background noise levels of about 70 dB CNEL.

b) Implementing the proposed development will generate noise during construction and following occupancy of the site. The construction noise is required to be controlled by County 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 non-significant under the Highway Noise section above. 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.

d) No activities that would generate significant levels of ground vibration are associated with the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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: Project Application Materials, GIS, and Riverside County General Plan Housing Element

Findings of Fact:

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, 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 Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceed 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 necessary.

Monitoring: No monitoring measures are necessary.

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

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard mitigation fees pursuant to Ordinance No. 659.7.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

35. Sheriff Services

Source: RCIP Safety Element, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

36. Schools

Source: Lake Elsinore Unified School District Correspondence and RCIP

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard school impact fees in accordance with state law.

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

Monitoring: No monitoring measures are necessary.

37. Libraries

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

38. Health Services

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

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), and Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project does not include the provision of recreational facilities so no adverse impact can result from its 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 proposed development is located within the Sphere of Influence of County Service Area No. 152A, which is responsible for the collection of Quimby fees. However, per Ordinance No. 460, Commercial and Industrial developments are not required to pay these fees.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

40. Recreational Trails

Source: RCIP and Elsinore Area Plan Figure 8 "Trails and Bikeway System", and Parks & Open Space Department Review

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 mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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)?

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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?

e) Alter waterborne, rail or air traffic?

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or

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

Source: RCIP and project review "Transportation Department"

Findings of Fact:

- a) "The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Grand Avenue (NS) at Clinton-Keith Road (EW)
 Palomar Street (NS) at Clinton-Keith Road (EW)
 Hidden Springs Road (NS) at Clinton-Keith Road (EW)
 I-15 Southbound Ramps (NS) at Clinton-Keith Road (EW)
 I-15 Northbound Ramps (NS) at Clinton-Keith Road (EW)
 Arya Drive (NS) at Clinton-Keith Road (EW)

As such, the proposed project is consistent with this General Plan policy. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service."

- b) The proposed project will not result in an inadequate parking capacity based on the provision of spaces that meets the County's parking requirements.
- c) Please refer to the discussion under section (a) above.
- d) 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.
- e) The proposed project will not alter any waterborne, rail or air traffic as no such traffic occurs in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 cause by project implementation.
- g) The proposed project has been conditioned to provide the improvements noted below, with the incorporation of these improvements any impacts on existing roads will be mitigated to less than significant.

“The project proponent shall be responsible for the modification of the traffic signal(s) at the following locations:

Hidden Springs Road (NS) at Clinton-Keith Road (EW) (modification) with no fee credit given for Traffic Signal Mitigation fees or as approved by the Transportation Department.

The project proponent may also contribute cash-in-lieu to the County for any signal work not included in the County's Clinton Keith/I-15 Interchange Project, and said signal modifications will be included in the County's interchange project.

If required, prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

The Transportation Department is in the process of performing environmental and design work to improve the Clinton Keith/I-15 Interchange, which includes improvements along the frontage of this project on Clinton Keith Road between I-15 and Hidden Springs. The interchange improvements are being funded by TUMF, RBBB, and other funds. In lieu of the project constructing frontage improvements on Clinton Keith Road, and in recognition that the project is contributing additional right-of-way along Clinton Keith Road and paying TUMF and RBBB fees, the project proponent shall do the following:

1. Dedicate the right-of-way necessary for the construction of the interchange along all project frontages, as determined by the Transportation Department, including the necessary access easements through the property to access a potential retaining wall to be built by the County, or as approved by the Transportation Department.
2. Deposit with the Transportation Department cash-in-lieu for 120% of the estimated cost of installing landscaping, sidewalk, and street lights along Clinton Keith Road which are beyond the curb-to-curb interchange improvements currently being designed by the Transportation Department, or as approved by the Transportation Department. Upon receipt of these funds, the Transportation Department will include these frontage improvements as part of the construction of the interchange project. Either the Transportation Department or the project proponent may request a review of the actual costs incurred in constructing said landscaping, sidewalk, and street lights, and based on that review there will be a reconciliation between estimated costs and actual costs, resulting in either a refund from the Transportation Department or an additional payment from the project proponent.

Hidden Springs Road along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 94. (Modified) (32'/44')

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 12' parkway."

- h) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from 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.
- j) The project's implementation will not conflict with adopted policies supporting alternative transportation.

Mitigation: The proposed project shall provide the following improvements: a) all road as identified by the Transportation Department shall be completed and paved to finish grade, b) storm drains and flood control facilities shall be completed, c) water systems including fire hydrants shall be installed and operational, d) sewer system shall be installed and operational, and e) landscaping and irrigation shall be installed and operational. All the facilities improvements noted shall be completed and operational upon completion of 80 percent of the project. All fees and dedications shall be pay to the appropriate agencies prior to building final inspection (COA: 10.TRANS.1, 10.TRANS.6, 10.TRANS.7, 80.TRANS.1, 80.TRANS.2, 80.TRANS.4, 80.TRANS.8, 80.TRANS.11, 80.TRANS.19, 90.TRANS.1, 90.TRANS.2, 90.TRANS.3, 90.TRANS.5, 90.TRANS.10, AND 90.TRANS.14).

Monitoring: Monitoring shall be conducted by the Transportation Department.

42. Bike Trails

Source: RCIP

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 mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the construction of which would cause significant environmental effects?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Department of Environmental Health Review

Findings of Fact:

- a) The Elsinore Valley Municipal Water District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.
- b) There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

44. Sewer

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The Elsinore Valley Municipal Water District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Elsinore Valley Municipal Water District has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments, due to the fact that it is already serving a commercial development on the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. Solid Waste

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

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

Source: RCIP and Riverside County Waste Management District Correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan. The project has been conditioned to comply with the requirements of the Riverside County Waste Management District.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Utilities

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

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

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities (such as drainage facilities and wastewater collection and treatment systems (Elsinore Valley Municipal Water District, Wastewater Master Plan, 2002) that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

Source: Staff Review and Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because all of these concerns were addressed through project design.

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

Source: Staff Review and Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All environmental concerns have been address through the Environmental Assessment prepared for the proposed project.

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)?

Source: Staff review and Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The project involves the construction of commercial uses, which will result in an increase in traffic and a need for additional services. However, all project impacts have been mitigated through project design and conditions of approval.

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

Source: Staff review and project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Potential direct or indirect impacts to the public's health, safety, and general welfare in regards to air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, and transportation/traffic, were addressed through project design. The project's conditions of approval are set up to mitigate project impacts at all stages of the construction process and the eventual impacts during the commercial development's operation.

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:

- RCIP: Riverside County Integrated Project.

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- PDB No. 5253: "Habitat Assessment for Wildomar Square" prepared by Brian F. Smith and Associates, dated November 21, 2007.
- PDA No. 4384: "A Phase I Archaeological Assessment for the Wildomar Square Project" prepared by Brian F. Smith and Associates, dated November 26, 2007.
- PDP No. 1283: "Paleontological Resource Assessment" prepared by Brian F. Smith and Associates, dated November 14, 2007.
- County Geologic Report (GEO) No. 1938: "Preliminary Geotechnical Investigation... Project No. 602009-001" prepared by Leighton Consulting, Inc., dated September 13, 2007.
 - In addition, Leighton Consulting, Inc. submitted the following report entitled:
 - "Addendum Geotechnical Response to Riverside County... Project No. 602009-001" dated December 21, 2007.

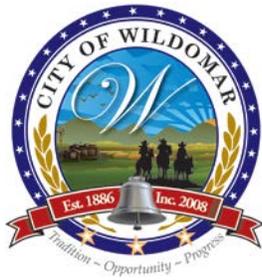
Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92502



AGENDA SECTION 3.0

GENERAL BUSINESS ITEMS



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: December 3, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Planning Commission Study Session
A presentation on the differences between “Conditions of Approval” and
“Mitigation Measures”

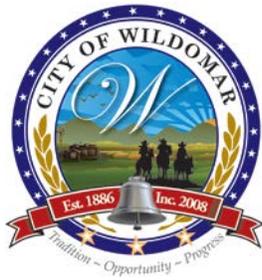
STAFF REPORT

A power point presentation and discussion will be made by the Assistant Planning Director, Mark Teague, on the differences between “Conditions of Approval” and “Mitigation Measures as they relate to development projects.

There are no exhibits with this staff report.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.2
GENERAL BUSINESS
Meeting Date: December 3, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Planning Commission Study Session
A presentation on “Running an Efficient & Orderly Meeting”

STAFF REPORT

A power point presentation will be made by the Assistant City Attorney on the practical tips and best practices for Planning Commissioners to utilize in the conduct of a Planning Commission meeting to ensure the meeting runs smoothly.

There are no exhibits with this staff report.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.3
GENERAL BUSINESS
Meeting Date: December 3, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Election of Officers for Calendar Year 2015:
Action by the Planning Commission to elect a new Chairperson and Vice-Chairperson for the 2015 calendar year.

RECOMMENDATION:

The Planning Department recommends the Planning Commission elect a new Chairperson and Vice-Chairperson in accordance with Section 2 of the Planning Commission bylaws.

DISCUSSION:

In accordance with Section 2 of the Commission bylaws, election of a new Chairperson and Vice-Chairperson shall occur at the first regular Planning Commission meeting in December of each year. The Chair and Vice-Chair can serve more than one term and there is no right of succession, nor a minimum time of service as a Planning Commissioner to be Chair or Vice-Chair.

Procedurally, the current Chairperson takes the lead on this action by first requesting a nomination for Chairperson from other Commissioners. Once a motion for a nomination is made, with a second, the vote of the Commissioners takes place. The same procedure is followed for the Vice-Chair position.

In accordance with the by-laws, the new Chairperson and Vice-Chairperson will then reside accordingly at the next scheduled Planning Commission meeting. The next Planning Commission meeting is scheduled for January 21, 2015. The regular meeting of January 7, 2015 will be cancelled due to the Christmas holidays.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney