CITY OF WILDOMAR
CITY COUNCIL

AGENDA

7:00 P.M.

DECEMBER 9, 2009
Council Chambers
23873 Clinton Keith Road

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

City Manager
Frank Oviedo

City Attorney
Julie Hayward Biggs

WILDOMAR CITY COUNCIL
REGULAR MEETING AGENDA
DECEMBER 9, 2009

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

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road; Mission Trail Library, 34303 Mission Trail Blvd.; and on the City's website, www.cityofwildomar.org. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mail list to receive a copy of the agenda, a request must be made through the City Clerk's office in writing or by e-mail.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the City Council will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Mayor will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Comment Card" available at the Chamber door. The completed form is to be submitted to the City Clerk prior to an individual being heard. Lengthy testimony should be presented to the Council in writing (10 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

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

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

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

CALL TO ORDER - 7:00 P.M.

ROLL CALL

FLAG SALUTE

PRESENTATIONS

Certificate to Randi Johnson – Girl Scout Gold Award

Miss Wildomar Program Presentation

Code Enforcement Monthly Report

Fire Department Monthly Report

Chamber of Commerce Monthly Report

Police Quarterly Report

PUBLIC COMMENTS

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

APPROVAL OF THE AGENDA AS PRESENTED

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 Council, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

1.1 Reading of Ordinances

RECOMMENDATION: Approve the reading by title only of all ordinances.

1.2 Special Norming Meeting Minutes - November 10, 2009

RECOMMENDATION: Approve the Minutes as submitted.

1.3 Regular Meeting Minutes - November 12, 2009

RECOMMENDATION: Approve the Minutes as submitted.

1.4 Warrant Registers and Payroll Warrant Registers

RECOMMENDATION: Approve the following Registers:

1. Warrant Register dated November 12, 2009 in the amount of $775,953.70;
2. Warrant Register dated November 18-20, 2009 in the amount of $253,965.88;
3. Warrant Register dated December 1, 2009 in the amount of $301,197.81;
4. Payroll Warrant Register dated November 6, 2009 in the amount of $1,077.60;
5. Payroll Warrant Register dated November 13, 2009 in the amount of $4,968.85; and
6. Payroll Warrant Register dated November 27, 2009 in the amount of $8,224.48.

1.5 Treasurer's Report, October 2009

RECOMMENDATION: Receive and file the Treasurer's Report for October, 2009.

1.6 Special Election Certification – Measures I, J, K

RECOMMENDATION: Adopt a resolution entitled:

RESOLUTION NO. 09 - 75
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON NOVEMBER 3, 2009, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

1.7 Ordinance No. 38 – TUMF Program – Second Reading and Adoption
RECOMMENDATION: Staff recommends that the City Council adopt:

ORDINANCE NO. 38
AN ORDINANCE OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AND SUPERSEDING ORDINANCE NO. 824 AND NO. 24 TO UPDATE ITS PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

1.8 Detachment of a Portion of County Service Area (CSA) 103 (LAFCO 2007-39-1 Annexation 111)
RECOMMENDATION: Staff recommends that the City Council adopt:

RESOLUTION NO. 09 – 76
A RESOLUTION OF APPLICATION BY THE CITY COUNCIL FOR THE CITY OF WILDOMAR, CALIFORNIA, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO TAKE PROCEEDINGS FOR THE DETACHMENT OF LAFCO 2007-39-1 ANNEXATION 111 FROM COUNTY SERVICE AREA 103

2.0 PUBLIC HEARINGS

2.1 Clinton Keith Animal Hospital (Continued from 10-28-09)
RECOMMENDATION: The Planning Commission recommends that the City Council:

Adopt a resolution entitled:

RESOLUTION NO. 09 – 77
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 08-0133 THAT IS LOCATED AT 35951 SALIDA DEL SOL KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

Introduce and read by title only an ordinance entitled:

ORDINANCE NO. 39
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR A PROPERTY LOCATED AT 35951 SALIDA DEL SOL FROM RURAL RESIDENTIAL TO INDUSTRIAL PARK, KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

Adopt a resolution entitled:

RESOLUTION NO. 09 – 78
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING APPROVAL OF PLOT PLAN 08-0133 TO ALLOW FOR CONSTRUCTION OF A 6,000 SQUARE FOOT VETERINARY HOSPITAL AND 4,500 SQUARE FOOT ROUGH GRADED PAD ON A 3.0 ACRE LOT AT 35951 SALIDA DEL SOL KNOWN AS ASSESSOR'S PARCEL NO. 362-250-014

2.2 DLC Almond Office

RECOMMENDATION: The Planning Commission recommends that the City Council:

Adopt a resolution entitled:

RESOLUTION NO. 09 - 79
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 09-0265 THAT IS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

Adopt an ordinance entitled:

ORDINANCE NO. 40
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR THREE PARCELS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD, FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL, KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

Adopt a resolution entitled:

RESOLUTION NO. 09 - 80
A RESOLUTION OF THE CITY COUNCIL DENYING CONDITIONAL USE PERMIT 09-0265 ON A 1.54 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD AND KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052

2.3 Bella Rosa Condominium Project, Tentative Tract Map 33987 (PL08-0168)

RECOMMENDATION: Staff recommends that the City Council adopt a resolution entitled:

RESOLUTION NO. 09 – 81
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 33987 WHICH WILL SUBDIVIDE 24.37 ACRES LOCATED NEAR THE INTERSECTION OF LA ESTRELLA ROAD AND DEPASQUALLE ROAD INTO FOUR LOTS AND ONE REMAINDER PARCEL (PROJECT NO. 08-0168)

2.4 DIF Reduction (Cont from 11/12/09)

RECOMMENDATION: Staff recommends that the City Council consider the following options:

Option 1: 50% temporary reduction in the DIF for commercial and residential land uses for twelve months, Under Option 1, Council will introduce and read by title only an ordinance entitled:

ORDINANCE NO. 41
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR TEMPORARILY REDUCING THE ADOPTED DEVELOPMENT IMPACT FEE FOR A PERIOD OF ONE YEAR

Option 2: Provide other direction to staff

3.0 GENERAL BUSINESS

3.1 Consideration of a temporary 50% reduction to the WRCOG TUMF

RECOMMENDATION: Staff recommends that the City Council consider the following options:

Option 1: 50% temporary reduction in the TUMF through December 31, 2010. Under Option 1, Council will adopt a resolution entitled:

RESOLUTION NO. 09 – 82
A RESOLUTION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A TEMPORARY FIFTY PERCENT REDUCTION TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

Option 2: Provide other direction to staff

3.2 Planning Commission Appointment

RECOMMENDATION: That Council Member Marsha Swanson nominate a citizen to serve as a Commissioner on the Planning Commission, subject to ratification by a majority vote of the City Council.

3.3 Southwest Cities Coalition Appointments

RECOMMENDATION: Staff recommends the City Council select two members to serve on the Southwest Cities Coalition as representative of the City of Wildomar and ask the selected members to return to the City Council at a future date to report on the progress of the Coalition's organizational structure, major goals, and membership responsibilities

3.4 Community Development Block Grant (CDBG) Requests

RECOMMENDATION: Approve the Request for CDBG funds from Riverside County for projects and services within the City of Wildomar and discuss the provisions for funding Public Services provided by other organizations and adopt a resolution entitled.

RESOLUTION NO. 09-83
A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDOMAR RECOMMENDING THE USES FOR THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS FOR THE CITY OF WILDOMAR DURING FISCAL YEAR 2010-11

3.5 COPS Grant

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO. 09 – 84
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THE USE OF $100,000 FROM THE 2009-10 STATE BUDGET TO PROVIDE FUNDING ADDITIONAL PUBLIC SAFETY PERSONNEL

3.6 FY2008-09 Preliminary Year End Report and FY2009-10 First Quarter Budget Report

RECOMMENDATION: Receive and file.

3.7 Planning Commission Recommendation – Trailer and Boat Storage, Mini Warehouses Moratorium

RECOMMENDATION: Provide direction to staff.

3.8 Selection of Mayor and Mayor Pro Tem for 2010

RECOMMENDATION: That the City Council appoint a Mayor and Mayor Pro Tem for 2010.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

COUNCIL COMMUNICATIONS

FUTURE AGENDA ITEMS

ADJOURNMENT

The next regular meeting of the City Council scheduled for December 23, will not be held. Therefore the next regular meeting will be held on January 13, 2010. The City Council and Staff of the City of Wildomar wishes everyone happy holidays and a safe and prosperous New Year.

2010 City Council Regular Meeting Schedule

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

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

Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at (951) 677-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

POSTING STATEMENT: On December 3, 2009, by 6:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:
Wildomar City Hall, 23873 Clinton Keith Road
U.S. Post Office, 21392 Palomar Street
Mission Trail Library, 34303 Mission Trail Blvd

CITY OF WILDOMAR
SPECIAL NORMING SESSION MINUTES
NOVEMBER 10, 2009

The special norming session of November 10, 2009, of the Wildomar City Council was called to order by Mayor Farnam at 1:13 p.m.

Mayor Farnam led the flag salute.

City Council Roll Call showed the following Members in attendance: Mayor Farnam, Mayor Pro Tem Moore, Council Members Ade, Cashman and Swanson. Absent: None.

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

PUBLIC COMMENTS

Gina Castanon, resident, stated the agenda appears vague and asked what item "C" was. If it is in reference to the nursery hearing she attended at the last Planning Commission meeting, it needs to be looked at. There are three nurseries on one street and this should be discouraged. Additionally, in the matrix, the Planning Commission should only be making recommendations, and not decisions. She also noted that if a discussion ensues regarding what Planning Commissioners do and say outside of their Planning Commissioners duties, the Council should be careful. Everyone has a right to their personal opinion. Lastly, the way the room is set up with the Council's backs to the public is rude.

Consideration of issues and procedures to assure a smooth and balanced process that properly allocates decision making power for land development in the City between the Planning Commission and the City Council. The following were discussed and decision noted:

PLANNING DEPARTMENT:

*Keep the "Receive and File" as is.

*No less than two Council Members can pull items up to the City Council. If this process is not working, then it will be discussed and possible changes made.

*The Planning Application Approval Authority Matrix to remain as is.

*More education sessions for the Planning Commission.
*Joint sessions with the Planning Commission on a quarterly or as needed basis. (This is to be discussed at the joint session on December 17.)

*The City Manager to inform the City Council of projects that could have concerns ahead of the hearing for a possible joint session/workshop (pre-cursory review).

*EIR, environmental issues and risk management are to be discussed in the joint session/workshops early on in the process.

At 3:04 p.m. the City Council took a recess.
At 3:16 p.m. the City Council reconvened with all Council Members present.

*Prohibition on new billboards.

*Interim development projects: acceptable versus discouraged – this is to be discussed on the joint session agenda on December 17.

*Treat each other with respect and return phone calls.

*Communicate with the City Manager regarding issues that are bothering you regarding everything to do with the City, including personnel.

*Additional items for the joint session with the Planning Commission on December 17:

1) Expectations, Procedures, Appropriate/Inappropriate behavior as their role as Planning Commissioner and how they reflect on the community when outside the meeting.

2) Brief overview of the Code of Conduct done in the first norming session.

3) Joint sessions with the Planning Commission on a quarterly or as needed basis.

4) Interim development projects: acceptable versus discouraged.

ADJOURNMENT

There being no further business, at 4:58 p.m. Mayor Farnam declared the meeting adjourned.

Respectfully submitted,

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING MINUTES
NOVEMBER 12, 2009

The regular meeting of November 12, 2009, of the Wildomar City Council was called to order by Mayor Farnam at 6:00 p.m.

City Council Roll Call showed the following Members in attendance: Mayor Farnam, Mayor Pro Tem Moore, Council Members Ade, Cashman and Swanson. Absent: None.

POTENTIAL LITIGATION
Government Code Section 54956.9(b)
The City Council convened into closed session to confer with legal counsel regarding one matter of significant exposure to litigation. The facts and circumstances are known to the parties and relate to the application submitted by Cornerstone Church relating to construction of a parking lot, the approval of the application by the Planning Commission, and the appeal of that decision by the City of Menifee and Mr. Jim Filanc.

At 7:02 p.m. the City Council reconvened into open session, with all Council Members present, making no announcements.

ADJOURN CLOSED SESSION

There being no further business, Mayor Farnam adjourned the closed session at 7:02 p.m.

CALL TO ORDER (OPEN SESSION) - 7:00 P.M.

The regular meeting of November 12, 2009, of the Wildomar City Council was called to order by Mayor Farnam at 7:02 p.m.

City Council Roll Call showed the following Members in attendance: Mayor Farnam, Mayor Pro Tem Moore, Council Members Ade, Cashman and Swanson. Absent: None.

Staff in attendance: City Manager Oviedo, City Attorney Biggs, Public Works Director Kashiwagi, Planning Director Hogan, Finance Director Nordquist, Fire Chief Beach, Lt. Kennedy-Smith, and City Clerk Lee.

The Flag Salute was led by Mayor Farnam.

PRESENTATIONS

Mayor Farnam and Council Member Swanson presented a Proclamation and plaque to outgoing Planning Commissioner Miguel Casillas.

Chief Beach gave the Fire Department Monthly Update.

The Chamber of Commerce monthly update was given by Henry Silvestre.

PUBLIC COMMENTS

Gina Castanon, speaking on behalf of Kristan Lloyd, stated Tracey and Wes Lobo have an illegal business operating next door to them. The City is aware of the issues and everyone is awaiting some type of action. She is asking for an official investigation into the business license of these people. This business is illegal as a home occupation and the City illegally gave them a business registration. She then went through various laws regarding food handling businesses. She is asking the City to work with the County Health Department to investigate this business and either bring it up to standards or shut it down.

APPROVAL OF THE AGENDA AS PRESENTED

Mayor Farnam stated he would like to move item 2.3 ahead of 2.1.

A MOTION was made by Mayor Farnam, seconded by Council Member Ade, move item 2.3 ahead of 2.1, and approve the agenda.

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

1.0 CONSENT CALENDAR

A MOTION was made by Mayor Pro Tem Moore, seconded by Council Member Swanson, to approve the consent calendar as presented.

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

1.1 Reading of Ordinances

Approved the reading by title only of all ordinances.

1.2 Special Meeting Minutes - October 28, 2009
Approved the Minutes as submitted.

1.3 Regular Meeting Minutes - October 28, 2009
Approved the Minutes as submitted.

1.4 Warrant Registers and Payroll Warrant Registers
Approved the following Registers:
1. Warrant Register dated October 28, 2009, in the amount of $26,975.83;
2. Warrant Register dated November 3, 2009, in the amount of $356,290.83;
3. Payroll Warrant Register dated October 30, 2009, in the amount of $7,088.83.

1.5 City Holiday Schedule Resolution
Adopted Resolution No. 09-73 regarding City holidays:

RESOLUTION NO. 09 – 73
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REPEALING RESOLUTION NO. 08-12 AND DESIGNATING CITY HOLIDAYS

1.6 Cimarron Plaza (Stable Lanes Commercial Center) Ordinance Adoption
Adopted Ordinance No. 37:

ORDINANCE NO. 37
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR A PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES WAY FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL, KNOWN AS ASSESSOR'S PARCEL NO. 380-120-012 AND 380-120-013

2.0 PUBLIC HEARINGS

2.3 Appeal of the Planning Commission Approval of the Cornerstone Community Church Parking Lot Expansion (Project No. 08-0163)

Mayor Farnam opened the public hearing.
Planning Director Hogan stated Cornerstone Church has requested that this item be continued as their primary representative has been unexpectedly called out of town on a family emergency. Staff is recommending that this item be continued to January 27, 2010. Additionally, Staff also recommends that the Council take

public testimony tonight as some people may not be available to attend the January 27th meeting.

Mayor Farnam stated he would like the Council to consider continuing the item as it is only fair that both sides are present. Additionally, for those who want to speak tonight, if you can be available at the January 27th meeting, please save your comments for that time.

A MOTION was made by Mayor Pro Tem Moore, seconded by Council Member Ade, to continue the appeal of the Planning Commission approval of the Cornerstone Community Church parking lot expansion, Project No. 08-0163, to the meeting of January 27, 2010.

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

SPEAKERS:

Sharon Heil stated she would wait to speak until the January 27 meeting.

George Taylor, resident, read from the letter he submitted. He is not opposed to the project; he is opposed to the hauling on Bundy Canyon Road as he feels it is a dangerous situation. The Council has the ability to condition this project to protect the community. He suggested various options that are provided in the letter he submitted.

Mary Flores, resident, stated she is in opposition to this project. The citizens were not even aware of the environmental issues when the previous project at the Church was done. This should make the Council even more cautious that this be done. She added that the public notice was not in the paper, which is legally required.

Raymond Johnson, Wildomar First, submitted a letter to the Council, and stated this is an improper segmentation of a project. The Church has a larger project they wish to do and they don't want to do an environmental. Additionally, no traffic study has been done at all. There were assumptions made on the air quality impacts, and they need to prepare an EIR. Also, the noise element was not addressed properly.

Rocky Jackson stated he will speak on January 27th.

Gerry Hall, resident, thanked the Council and community for the Veterans Day ceremony. He then stated that he has become aware that there are Council Members who are also members of Cornerstone Church. He feels they have a

conflict of interest and should step down on this issue.

City Clerk Lee stated the City of Menifee has submitted a letter to the Council.

Jim Filanc, co-appellant, stated he supports the Church, however, he is opposed to the traffic issues of this project. It is already too crowded in the area and this project is going to make it worse for safety reasons. He submitted some documentation for the Council to review.

There being no further speakers, Mayor Farnam stated the public hearing on this item will be continued to the meeting of January 27, 2010.

2.1 Economic Incentives – Development Impact Fee Reduction Ordinance

Mayor Farnam opened the public hearing.

Mayor Farnam stated the proposed 50% reduction of the DIF and TUMF go hand in hand. He has been contacted by the neighboring cities that a conversation take place before the Council takes action on these items. He will be meeting with them on November 19.

A MOTION was made by Council Member Swanson, seconded by Mayor Pro Tem Moore, to continue the Public Hearing to the meeting of December 9, 2009.

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

Gina Castanon, resident, stated she is in opposition to the DIF. It is her opinion that the City cannot sustain the reduction in fees. Also, Council Member Ade had requested a report from the Finance Director regarding what the impact would mean to the City. She wants to be sure that it will be available to the citizens and not buried. Lastly, the conflict of interest issue that has been submitted to the City Attorney's attention. There is a question, and if not pursued they will file a complaint with the FPPC.

2.2 Updating the Western Riverside Council of Governments Transportation Uniform Mitigation Fee (TUMF)

Mayor Farnam opened the public hearing.

Public Works Director Kashiwagi presented the staff report. He added that an errata sheet has been given to the Council for the two modifications WRCOG has asked for.

Discussion ensued regarding how long the Ordinance would be in place.

SPEAKERS:

John Lloyd, resident, stated he has read the Ordinance. There is a statement about finding revenue sources to offset the amount in fees that will not be collected. He has a concern with this. Also, on the table it is showing a $625,000 difference in what TUMF will cover and the actual costs of the Clinton Keith overpass. Does the City have money to cover this.

Discussion ensued regarding the monies for the overpass.

Mark Knorringa, BIA, stated when these documents were transmitted from WRCOG it included the 50% reduction of the TUMF fees. Will the Council be considering that as well.

Public Works Kashiwagi answered the Council has requested that the 50% reduction not be considered at this time.

There being no further speakers, Mayor Farnam closed the public hearing.

A MOTION was made by Mayor Pro Tem Moore, seconded by Council Member Swanson, to introduce Ordinance No. 38. Mayor Pro Tem Moore read the title of Ordinance No. 38.

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

ORDINANCE NO. 38
AN ORDINANCE OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AND SUPERSEDING ORDINANCE NO. 824 AND NO. 24 TO UPDATE ITS PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

A MOTION was made by Mayor Pro Tem Moore, seconded by Council Member Swanson, to adopt Resolution No. 09-74.

Council Member Ade inquired if this is just the intent to consider.

Mayor Pro Tem Moore answered yes.

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

RESOLUTION NO. 09 – 74
A RESOLUTION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING

THE INTENT TO CONSIDER THE 2009 NEXUS STUDY, ESTABLISHING A REVISED AND UPDATED FEE SCHEDULE APPLICABLE UNDER THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

3.0 GENERAL BUSINESS

None

CITY MANAGER REPORT

There was no report.

CITY ATTORNEY REPORT

There was no report.

COUNCIL COMMUNICATIONS

Council Member Ade stated she attended the Veterans Day ceremony and gave thanks to all who participated in the event.

Mayor Pro Tem Moore stated the annual Santa Margarita Watershed clean up was last week. It was a great success. She also attended the Young Marines breakfast at the VFW; the Wildomar Historical Society awards; Attended the Chamber breakfast where Chief Cleary spoke; She took a HAM radio class, and Wildomar now has seven new operators; Today she gave a tour of City Hall to Murrieta Pack 309 of the Boy Scouts. Council Member Swanson thanked everyone involved with the Veterans Day ceremony as it was excellent. She attended a meeting on SB375.

Mayor Farnam stated he also attended the meeting on SB375.

FUTURE AGENDA ITEMS

Council Member Ade stated Staff needs to pursue the SCAG Compass Program. This will give us grant funding to help revise the General Plan.

ADJOURNMENT

There being no further business, Mayor Farnam declared the meeting adjourned at 8:13 p.m.

Respectfully submitted,

_____

Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.4
CONSENT CALENDAR ITEM
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Gary Nordquist, Director of Finance

SUBJECT: Warrant Registers dated November 3, 18, 20 and December 1, 2009 and Payroll Register dated November 6, 13 and 27, 2009.

STAFF REPORT

RECOMMENDATION:

1. Approve Warrant Register dated November 12, 2009 in the amount of $775,953.70
2. Approve Warrant Register dated November 18-20, 2009 in the amount of $253,965.88.
3. Approve Warrant Register dated December 1, 2009 in the amount of $301,197.81.
4. Approve Payroll Warrant Register dated November 6, 2009 in the amount of $1,077.60.
5. Approve Payroll Warrant Register dated November 13, 2009 in the amount of $4,968.85.
6. Approve Payroll Warrant Register dated November 27, 2009 in the amount of $8,224.48.

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

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

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

Submitted by:

_____
Gary Nordquist
Director of Finance

Approved by:

_____
Frank Oviedo
City Manager

City of Wildomar
Warrant Register
November 12, 2009

Date	Type	Num	Name	Memo/Description	Amount
11/12/2009	Bill Payment (Check)	2029	MuniServices, LLC	STARS Service for 2nd QTR 2009	$ 375.00
11/12/2009	Bill Payment (Check)	2030	Psomas	Assessment Engineering - 09/10 - LMD-2006-1	$ 15,844.00
11/12/2009	Bill Payment (Check)	2031	Burke, Williams & Sorensen, LLP	City Attorney Services - October 2009	$ 40,899.69
11/12/2009	Bill Payment (Check)	2032	County of Riverside - Fire Dept	Services for 1st QTR - FY09/10	$ 430,049.44
11/12/2009	Bill Payment (Check)	2033	DataQuick	Code Engorcement - Software - October 2009	$ 100.00
11/12/2009	Bill Payment (Check)	2034	Edison	October 2009 - Utilities	$ 18,339.29
11/12/2009	Bill Payment (Check)	2035	OnTrac	Overnight Delivery Services - 10/5/09-10/227/09	$ 17.06
11/12/2009	Bill Payment (Check)	2036	Unum	Insurance Premium - December 2009	$ 1,023.48
11/12/2009	Bill Payment (Check)	2037	California Public Employee Retirement Sys	City Council & City Clerk Benefits for September 2009	$ 6,735.80
11/12/2009	Bill Payment (Check)	2038	Riverside County Sheriff's Department	Services for 9/10/09-10/07/09 & Booking Fee	$ 250,120.47
11/12/2009	Bill Payment (Check)	2039	AT&T	Council Mobile Phones - 9/21/09-10/20/09	$ 454.19
11/12/2009	Bill Payment (Check)	2040	CR&R	Dump 7 Return 40 yard box, Disposal Fee - 10/14/09	$ 336.69
11/12/2009	Bill Payment (Check)	2041	Danielson Associates, Inc.	Transition Services and Special Project - City Manager	$ 9,821.40
11/12/2009	Bill Payment (Check)	2042	Verizon	Telephone charges for October 2009	$ 511.29
11/12/2009	Bill Payment (Check)	2043	North County Times	Notice of Public Hearing - 11/12/09	$ 95.60
11/12/2009	Bill Payment (Check)	2044	California Building Standards Commission	3rd QTR - Pass through Fees	$ 340.20
11/12/2009	Bill Payment (Check)	2045	Department of Conservation	SMIP Pass through Fees- 7/1/09-9/30/09	$ 890.10
				Sub-total:	**$ 775,953.70**

City of Wildomar
Warrant Register
November 18-20, 2009

Date	Type	Num	Name	Memo/Description	Amount
11/18/2009	Bill Payment (Check)	2054	Rotary Club of Wildomar	Rotary Club Meeting - 5 attendees	$ 50.00
11/20/2009	Bill Payment (Check)	2046	AFLAC	City Council Benefits for November 2009	$ 611.64
11/20/2009	Bill Payment (Check)	2047	Animal Friends of the Valleys, Inc.	Animal Control Services for October 2009	$ 7,500.00
11/20/2009	Bill Payment (Check)	2048	County of Riverside - Dept. of Environ. Health	Environmental Services - July 09-Sept 09	$ 2,762.69
11/20/2009	Bill Payment (Check)	2049	Diamond Enviromental Services	2 VIP 2X Week Service @ Windsong Park	$ 291.76
11/20/2009	Bill Payment (Check)	2050	DirecTV	Monthly Office Television Service - 11/12-12/11/09	$ 63.00
11/20/2009	Bill Payment (Check)	2051	Frank Oviedo	Relocation Expenses per Contract	$ 25,150.17
11/20/2009	Bill Payment (Check)	2052	Inland Urgent Care	Services - Medical/ Pre Employment	$ 95.00
11/20/2009	Bill Payment (Check)	2053	Interwest Consulting Group	Engineering Services for October 2009	$ 176,195.50
11/20/2009	Bill Payment (Check)	2055	Kustom Signals, Inc.	Pro Laser III - August Bill	$ 3,286.06
11/20/2009	Bill Payment (Check)	2056	Martin & Chapman Company	Directory of City Clerks	$ 26.58
11/20/2009	Bill Payment (Check)	2057	Naples Plaza Ltd.-Oak Creek II	20 Door Access Keys	$ 300.00
11/20/2009	Bill Payment (Check)	2058	North County Times	Notice of Public Hearing 0 11/12/09 - TUMF & DIF	$ 128.00
11/20/2009	Bill Payment (Check)	2059	PV Maintenance Inc.	PW Maintenance & Services - September 2009	$ 30,702.32
11/20/2009	Bill Payment (Check)	2060	Republic ITS	New Intersection Assistance - 7/13/09-09/08/09	$ 6,272.50
11/20/2009	Bill Payment (Check)	2061	Wildomar Chamber of Commerce	Business Networking Meeting	$ 40.00
11/20/2009	Bill Payment (Check)	2062	Innovative Document Solutions	Contract Copier Services/Maintenance - October 2009	$ 490.66
				Sub-total:	**$ 253,965.88**

City of Wildomar
Warrant Register
December 1, 2009

Date	Type	Num	Name	Memo/Description	Amount
12/01/2009	Bill Payment (Check)	2063	A & A Janitorial Services	Janitorial Services for Marna O'Brien Pk Restroom - 11/09	$ 628.70
12/01/2009	Bill Payment (Check)	2064	County of Riverside - TLMA Admin.	Research & Assign Address for APN:3652-100062	$ 47.00
12/01/2009	Bill Payment (Check)	2065	Pitney Bowes	Postage & Supplies - December 2009	$ 97.88
12/01/2009	Bill Payment (Check)	2066	Alexis Cessna	Park Shelter Reservation Refund	$ 15.00
12/01/2009	Bill Payment (Check)	2067	City Clerks Association of California	Annual Membership Dues - 2009-2010	$ 120.00
12/01/2009	Bill Payment (Check)	2068	Comm. Health Agency - DOH - Riverside County	Riverside County Animal Control Services - July 2009	$ 20,512.97
12/01/2009	Bill Payment (Check)	2069	Department of Transportation	State Shared Trafic Signals	$ 559.39
12/01/2009	Bill Payment (Check)	2070	Psomas	Community Service District - 2009-2010 Assessents	$ 17,210.00
12/01/2009	Bill Payment (Check)	2071	American Forensic Nurses	Blood Draws	$ 86.20
12/01/2009	Bill Payment (Check)	2072	Bio-Tox Laboratories	RC Sheriff - Lab Services	$ 407.36
12/01/2009	Bill Payment (Check)	2073	Edison	November 2009 - Parks & Non-Departmental	$ 4,949.50
12/01/2009	Bill Payment (Check)	2074	Exec-U-Care	Pre-Fund Medical Reimb. Insurance Program - Nov. 2009	$ 1,347.18
12/01/2009	Bill Payment (Check)	2075	Guardian	Insurance Payment - December 2009	$ 1,001.92
12/01/2009	Bill Payment (Check)	2076	Naples Plaza Ltd.-Oak Creek II	Monthly City Hall Lease - December 2009	$ 9,927.86
12/01/2009	Bill Payment (Check)	2077	PV Maintenance Inc.	PW Maintenance & Services - October 2009	$ 33,696.08
12/01/2009	Bill Payment (Check)	2078	Republic ITS	Traffic Signal Response call outs & repairs	$ 2,084.55
12/01/2009	Bill Payment (Check)	2079	The Californian	Newspaper Delivery Services - City Hall - Annual Payment	$ 126.00
12/01/2009	Bill Payment (Check)	2080	North County Times	Publication - Ordinance No. 37	$ 296.00
12/01/2009	Bill Payment (Check)	2081	American Society for Public Administration	ASPA Membership - Assistant City Manager	$ 100.00
12/01/2009	Bill Payment (Check)	2082	Artisan Goldsmiths & Awards	Name Plates - City Hall - Asst. City Mgr, Crawford, Sjostrom	$ 25.01
12/01/2009	Bill Payment (Check)	2083	Gary Nordquist	Financial Director Services - November 2009	$ 12,500.00
12/01/2009	Bill Payment (Check)	2084	Diamond Enviromental Services	VIP 2X Week Service @ Windsong Park	$ 140.70
12/01/2009	Bill Payment (Check)	2085	Gary Andre	Planning Commission Meeting - 11/4/09	$ 75.00
12/01/2009	Bill Payment (Check)	2086	Miguel Casillas	Planning Commission Meeting - 11/4/09	$ 75.00
12/01/2009	Bill Payment (Check)	2087	Robert Devine	Planning Commission Meeting - 11/4/09	$ 75.00
12/01/2009	Bill Payment (Check)	2088	Crystal Clean Maintenance	Janitorial Services - December 2009	$ 630.00
12/01/2009	Bill Payment (Check)	2089	Harv Dykstra	Planning Commission Meeting - 11/4/09	$ 75.00
12/01/2009	Bill Payment (Check)	2090	Scott Nowak	Planning Commission Meeting - 11/4/09	$ 75.00
12/01/2009	Bill Payment (Check)	2091	Protection Rescue Security Services	Security Services - November 2009 (Parks)	$ 425.00
12/01/2009	Bill Payment (Check)	2092	Diamond W Events	Prof. & Maint. Services (LMD) - October 2009	$ 7,382.62
12/01/2009	Bill Payment (Check)	2093	Interwest Consulting Group	Engineering Services - September 2009	$ 186,033.00
12/01/2009	Bill Payment (Check)	2094	AT&T	Council Mobile Phones - 10/21/09-11/20/09	$ 472.89
				Sub-total:	**$ 301,197.81**
				Grand Total:	**$1,331,117.39**

Payroll Registers of November 6, 13 and 27, 2009

11-6-2009	Check	5081	Ade	October 2009 Stipend		$290.35
11-6-2009	Check	5082	Farnam	October 2009 Stipend		$223.58
11-6-2009	Check	5083	Moore	October 2009 Stipend		$273.32
11-6-2009	Check	5084	Swanson	October 2009 Stipend		$290.35
					Total for 11-6-2009	**$1,077.60**
11-13-2009	Check	5085	City Staff	Pay Period 23		$4,968.85
					Total for 11-13-2009	**$4,968.85**
11-27-2009	Check	5087	City Staff	Pay Period 24		$4,982.90
11-27-2009	Check	5086	City Staff	Pay Period 24		$3,241.58
					Total for 11-27-2009	**$8,224.48**

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.5
CONSENT CALENDAR ITEM
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Gary Nordquist, Director of Finance

SUBJECT: Treasurer's Report, October 2009

STAFF REPORT

RECOMMENDATION:
Staff recommends City Council to approve the Treasurer's Report.

BACKGROUND/DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of October 2009.

FISCAL IMPACTS:
None at this time.

ALTERNATIVES:

1. Take no action
2. Provide staff with further direction.
3.

Attachments: Treasurer's Report

Submitted by:

_____
Gary Nordquist
Assistant City Manager
Finance & Administration

Approved by:

_____
Frank Oviedo
ity Manager

CITY OF WILDOMAR
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO

October 2009

CITY CASH

FUND	ACCOUNT	INSTITUTION	BALANCE	RATE
GENERAL	GENERAL	WELLS FARGO	$ 3,674,233.67	0.00%
		TOTAL	$ 3,674,233.67	

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
GENERAL	GENERAL	WELLS FARGO	$ 4,201,825.34	$ 522,082.48	$ (1,049,674.15)	$ 3,674,233.67	0.000%
		TOTAL	$ 4,201,825.34	$ 522,082.48	$ (1,049,674.15)	$ 3,674,233.67	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
GENERAL	LOCAL AGENCY INVESTMENT FUND	$ 1,517,826.37	$ 1,517,826.37	$ 1,517,826.37	100.00%	0	
	TOTAL	$ 1,517,826.37	$ 1,517,826.37	$ 1,517,826.37	100.00%		

CITY - TOTAL CASH AND INVESTMENT $ 5,192,060.04

CITY INVESTMENT

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
GENERAL	LOCAL AGENCY INVESTMENT FUNDS	$ 1,514,401.65	$ 3,424.72	$ 0.00	$ 1,517,826.37	0.646%
	TOTAL	$ 1,514,401.65	$ 3,424.72	$ 0.00	$ 1,517,826.37	

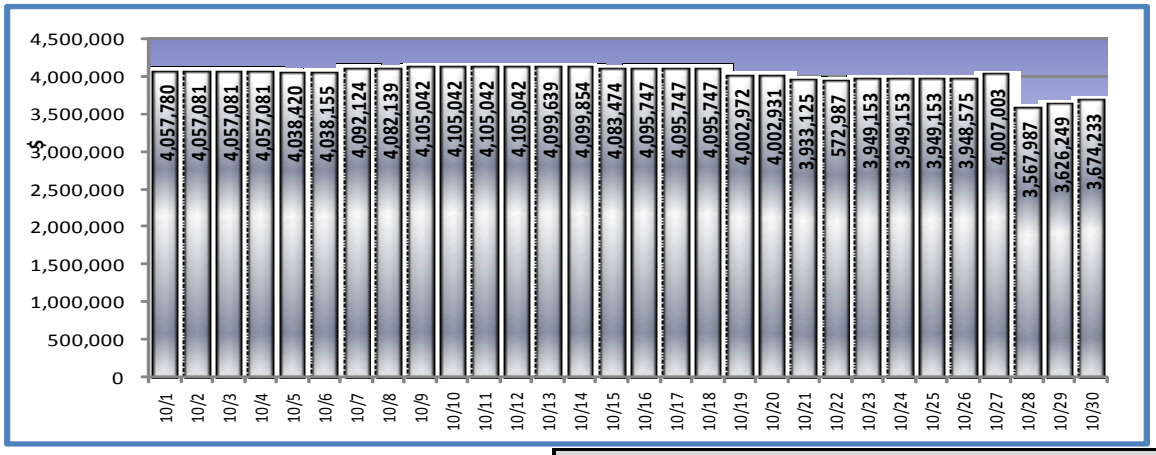
In compliance with the California Code Section 53646, as the Director of Finance/ City Treasurer of the City of Wildomar, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months and that all investments are in compliance to the City's Statement of Investment Policy.
I also certify that this report reflects all Government Agency pooled investments and all City's bank balances.

Gary Nordquist
ACM Finance & Administration /
City Treasurer

Date
November 24, 2009

October 2009

Daily Cash Balance
All Funds Checking Only
Pool Report Balance



2008-2009	*Ending Balance*	*Monthly Net Actvity*
July	$ 20,855	$ 20,855
August	2,297,920	2,277,065
September	2,402,083	104,163
October	2,340,436	(61,647)
November	2,203,169	(137,267)
December	747,664	(1,455,505)
January	826,502	78,838
February	733,251	(93,251)
March	571,857	(161,394)
April	644,285	72,428
May	687,746	43,461
June	1,266,750	579,004
July	2,027,072	760,322
August	4,745,827	2,718,755
September	4,201,825	(544,002)
October	3674234	(527,592)

October 2009

Date	*Ending Balance In Whole $*	Net Change from Prior Day
10/1	4,057,780	(144,045)
10/2	4,057,081	(699)
10/3	4,057,081	-
10/4	4,057,081	-
10/5	4,038,420	(18,661)
10/6	4,038,155	(265)
10/7	4,092,124	53,969
10/8	4,082,139	(9,985)
10/9	4,105,042	22,903
10/10	4,105,042	-
10/11	4,105,042	-
10/12	4,105,042	-
10/13	4,099,639	(5,403)
10/14	4,099,854	215
10/15	4,083,474	(16,380)
10/16	4,095,747	12,273
10/17	4,095,747	-
10/18	4,095,747	-
10/19	4,002,972	(92,775)
10/20	4,002,931	(41)
10/21	3,933,125	(69,806)
10/22	3,919,185	(13,940)
10/23	3,949,153	29,968
10/24	3,949,153	-
10/25	3,949,153	-
10/26	3,948,575	(578)
10/27	4,007,003	58,428
10/28	3,567,987	(439,016)
10/29	3,626,249	58,262
10/30	3,674,233	47,984

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.6
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Debbie A. Lee, City Clerk

SUBJECT: Special Election Certification – Measures I, J, K

STAFF REPORT

RECOMMENDATION:
That the City Council adopt a resolution entitled:

RESOLUTION NO. 09 - 75
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON NOVEMBER 3, 2009, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

DISCUSSION:
The special municipal election was held on November 3, 2009, for Measures I, J, and K. These Measures were placed on the ballot so that the citizens could either reaffirm that they wish to stay "by-district" (Measure J), or if they desired to go back to "At-large" (Measure I), or go to "From-District" (Measure K). For this election, the City consolidated with the County to run the election.

The County of Riverside Registrar of Voters conducted the election and the Official Canvass was received by the City Clerk's Office. The canvass showed that Measure I was passed by the voters and Measures J and K were defeated. Therefore, the citizens have chosen to go back to an "At-large" system of elections.

At this time it is necessary for the City Council to adopt a Resolution certifying the election results. Additionally, all future elections will be conducted using the At-large election system.

ATTACHMENTS:
Official canvass from the County of Riverside ROV
Resolution No. 09-75

Submitted by:

_____
Debbie A. Lee, CMC
City Clerk

Approved by:

_____
Frank Oviedo
City Manager

RESOLUTION NO. 09 - 75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON NOVEMBER 3, 2009, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, a Special Municipal Election was held and conducted in the City of Wildomar, California, on Tuesday, November 3, 2009; and

WHEREAS, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of consolidated elections in general law cities; and

WHEREAS, the County Election Department canvassed the returns of the election and has certified the results to this City Council, the results are received, attached and made a part hereof as "Exhibit A".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the whole number of ballots cast in the precincts except vote by mail voter ballots and provisional ballots was 689. That the whole number of vote by mail voter ballots cast in the City was 1672, making a total of 2361 ballots cast in the City.

SECTION 2. That the measures voted upon at the election are as follows:

MEASURE I

Shall Ordinance 09-E01 be enacted, repealing Measure D which was enacted in 2008 and Ordinance No. 31, and providing that members of the legislative body of the City of Wildomar shall be elected AT LARGE as set forth in the terms and conditions of approval of the incorporation of the City of Wildomar imposed by the Riverside County Local Formation Commission and approved by a vote of the people?	YES NO

MEASURE J

Shall Ordinance No. 09-E02 be enacted affirming the enactment of Measure D and Ordinance No. 31 providing that members of the legislative body of the City of Wildomar shall be elected BY districts as set forth in Ordinance No. 09-E02?	YES NO

MEASURE K

Shall Ordinance 09-E03 be enacted, repealing Measure D which was enacted in 2008 and Ordinance No 31, and providing that members of the legislative body of the City of Wildomar shall be elected FROM districts as those districts are set forth in Ordinance 09-E03?	YES NO

SECTION 3. That the number of votes given at each precinct and the number of votes given in the City for and against the measures were as listed in Exhibit "A" attached.

SECTION 4. The City Council does declare and determine that as a result of the election, a majority of the voters voting on Measure I relating to repealing Measure D which was enacted in 2008 and Ordinance No. 31, and providing that members of the legislative body of the City of Wildomar shall be elected at large did vote in favor of it, and that the measure was carried, and shall be deemed adopted and ratified.

SECTION 5. The City Council does declare and determine that as a result of the election, a majority of the voters voting on Measure J relating to affirming the enactment of Measure D and Ordinance No. 31 providing that members of the legislative body of the City of Wildomar shall be elected by districts did not vote in favor of it, and that the measure was not carried, and shall not be deemed adopted and ratified.

SECTION 6. The City Council does declare and determine that as a result of the election, a majority of the voters voting on Measure K relating to repealing Measure D which was enacted in 2008 and Ordinance No 31, and providing that members of the legislative body of the City of Wildomar shall be elected from districts did not vote in favor of it, and that the measure was not carried, and shall not be deemed adopted and ratified.

SECTION 7. The City Clerk shall enter on the records of the City Council of the City, a statement of the result of the election, showing: (1) The whole number of ballots cast in the City; (2) The measures voted upon; (3) The number of votes given at each precinct

for and against each measure; (4) The total number of votes given for and against each measure.

SECTION 8. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

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

_____
Scott Farnam
Mayor

APPROVED AS TO FORM:

_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.7
CONSENT CALENDAR
Meeting Date: December 9, 2009

TO: Mayor and City Council Members

FROM: Michael Kashiwagi, Development Services

SUBJECT: Second Reading and Adoption of Ordinance No. 38 - TUMF

STAFF REPORT

RECOMMENDATION:
Staff recommends that the City Council adopt:

ORDINANCE NO. 38
AN ORDINANCE OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AND SUPERSEDING ORDINANCE NO. 824 AND NO. 24 TO UPDATE ITS PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

BACKGROUND:
This is the second reading and adoption of Ordinance No. 38 related to the revised TUMF. Below is a summary of the next steps to implement the revised TUMF.

- ***November 12, 2009*** -- First Reading to adopt TUMF Ordinance.
- ***December 9, 2009***– Second Reading to adopt TUMF Ordinance.
- ***60 Days effectiveness period*** -- Ordinance is effective 60 days after adoption by the City Council.

Submitted by:

_____
Michael Kashiwagi
Development Services

Approved by:

_____
Frank Oviedo
City Manager

ORDINANCE NO. 38

AN ORDINANCE OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AND SUPERSEDING ORDINANCE NO. 824 AND NO. 24 TO UPDATE ITS PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

The City Council of the City of Wildomar "(City") ordains as follows:

Section 1. Title.

This Ordinance shall be known as the "Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2009" ("Ordinance").

Section 2. Findings.

A. The City is a member agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and 16 cities located in Western Riverside County. Acting in concert, the WRCOG Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials in Western Riverside County (the "Regional System") could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") on future residential, commercial and industrial development. A map depicting the boundaries of Western Riverside County and the Regional System is attached here as Exhibit "A" and incorporated herein. As a Member Agency of WRCOG and as a TUMF Participating Jurisdiction, the City participated in the preparation of a certain "Western Riverside County Transportation Uniform Fee Nexus Study," dated October 18, 2002 (the "2002 Nexus Study") prepared in compliance with the Mitigation Fee Act (Gov. Code §§ 66000 *et seq*.) and adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the City adopted and implemented an ordinance authorizing the City's participation in a TUMF Program.

B. WRCOG, with the assistance of TUMF Participating Jurisdictions, has prepared an updated nexus study entitled "Transportation Uniform Mitigation Fee Nexus Study: 2009 Update" ("2009 Nexus Study") pursuant to California Government Code sections 66000 *et seq*. (the Mitigation Fee Act), for the purpose of updating the fees. On September 14 and October 5, 2009, the WRCOG Executive Committee reviewed the 2009 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program.

C. Consistent with its previous findings made in the adoption of TUMF Ordinance 824, the City Council has been informed and advised, and hereby finds, that if the capacity of the Regional System is not enlarged and unless development contributes to the cost of improving the Regional System, the result will be substantial

traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service. Furthermore, the failure to mitigate growing traffic impacts on the Regional System will substantially impair the ability of public safety services (police and fire) to respond and, thus, adversely affect the public health, safety and welfare. Therefore, continuation of a TUMF Program is essential.

D. However, the City Council realizes the impact of an economic recession on development and the construction sector in Western Riverside County as indicated in the Addendum to the 2009 Nexus Study, attached and incorporated as part of the 2009 Nexus Study in Exhibit "B." The City Council finds that that a temporarily fifty percent (50%) reduction in TUMF fees through December 31, 2010 will encourage economic development by reducing the overall cost of development. The same adjustment of the entire TUMF Program will also assure that each development continues to contribute a fair share of the total Program costs without unduly burdening later projects to make up the TUMF revenues that would be effectively forfeited during the temporary reduction period. The City Council further finds that the resulting minor decrease in TUMF revenues will not have a material effect on the ability to fulfill the purposes of the TUMF Program or the ability to make the findings recited herein pursuant to the Mitigation Fee Act.

E. The City Council finds and determines that there is a reasonable and rational relationship between the use of the TUMF and the type of development projects on which the fees are imposed because the fees will be used to construct the transportation improvements that are necessary for the safety, health and welfare of the residential and non-residential users of the development in which the TUMF will be levied.

F. The City Council finds and determines that there is a reasonable and rational relationship between the need for the improvements to the Regional System and the type of development projects on which the TUMF is imposed because it will be necessary for the residential and non-residential users of such projects to have access to the Regional system. Such development will benefit from the Regional System improvements and the burden of such developments will be mitigated in part by payment of the TUMF.

G. The City Council finds and determines that the cost estimates set forth in the new 2009 Nexus Study are reasonable cost estimates for constructing the Regional System improvements and the facilities that compromise the Regional System, and that the amount of the TUMF expected to be generated by new development will not exceed the total fair share cost to such development.

H. The fees collected pursuant to this Ordinance shall be used to help pay for the design, planning, construction of and real acquisition for the Regional System improvements and its facilities as identified in the 2009 Nexus Study. The need for the improvements and facilities is related to new development because such development results in additional traffic and creates the demand for the improvements.

I. By notice duly given and published, the City Council set the time and place for a public hearing on the 2009 Nexus Study and the fees proposed thereunder, and at least ten (10) days prior to this hearing, the City Council made the 2009 Nexus Study available to the public.

J. At the time and place set for the hearing, the City Council duly considered data and information provided by the public relative to the cost of the improvements and facilities for which the fees are proposed and all other comments, whether written or oral, submitted prior to the conclusion of the hearing.

K. The City Council finds that the 2009 Nexus Study proposes a fair and equitable method for distributing a portion of the unfunded costs of improvements and facilities to the Regional system.

L. The City Council hereby adopts the 2009 Nexus Study, including its Addendum regarding temporary fee reduction, and its findings. The 2009 Nexus Study is attached and incorporated herein as Exhibit "B."

M. The City Council hereby adopts this Ordinance to amend and supersede the provisions of Ordinances No. 824 and related Ordinance 24 (an amendment to Ordinance NO. 824.).

Section 3. Definitions.

For the purpose of this Ordinance, the following words, terms and phrases shall have the following meanings:

A. **"Class 'A' Office"** means an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'A" Office shall be as follows: (i) minimum of three stories (exception will be made for March JPA, where height requirements exist); (ii) minimum of 10,000 square feet per floor; (iii) steel frame construction; (iv) central, interior lobby; and (v) access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/ exits for commercial uses within the building.

B. **"Class 'B' Office"** means an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'B" Office shall be as follows: (i) minimum of two stories; (ii) minimum of 15,000 square feet per floor; (iii) steel frame, concrete or masonry shell construction; (iv) central, interior lobby; and (v) access to suites shall be from inside the

building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/exits for commercial uses within the building.

C. **"Development Project"** or **"Project"** means any project undertaken for the purposes of development, including the issuance of a permit for construction.

D. **"Gross Acreage"** means the total property area as shown on a land division of a map of record, or described through a recorded legal description of the property. This area shall be bounded by road rights of way and property lines.

E. **"Habitable Structure"** means any structure or part thereof where persons reside, congregate or work and which is legally occupied in whole or part in accordance with applicable building codes, and state and local laws.

F. **"Industrial Project"** means any development project that proposes any industrial or manufacturing use allowed in the following Ordinance No. 348 zoning classifications: I-P, M-S-C, M-M, M-H, M-R, M-R-A, A-1, A-P, A-2, A-D, W-E, or SP with one of the aforementioned zones used as the base zone.

G. **"Low Income Residential Housing"** means residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. "Publicly subsidized projects," as the term is used herein, shall not include any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board.

H. **"Multi Family Residential Unit"** means a development project that has a density of greater than eight (8) residential dwelling units per gross acre.

I. **"Non-Residential Unit"** means retail commercial, service commercial and industrial development which is designed primarily for non-dwelling use, but shall include hotels and motels.

J. **"Recognized Financing District"** means a Financing District as defined in the TUMF Administrative Plan as may be amended from time to time.

K. **"Residential Dwelling Unit"** means a building or portion thereof used by one (1) family and containing but one (1) kitchen, which is designed primarily for residential occupancy including single-family and multi-family dwellings. "Residential Dwelling Unit" shall not include hotels or motels.

L. **"Retail Commercial Project"** means any development project that proposes any commercial use not defined as a service commercial project allowed in the following Ordinance No. 348 classifications: R-1, R-R, R-R-O, R-1-A, R-A, R-2, R-2-A, R-3, R-3-A, R-T, R-T-R, R-4, R-5, R-6, C-1/C-P, C-T, C-P-S, C-R, C-O, R-V-C, C-V, W-2, R-D, N-A, W-2-M, W-1, or SP with one of the aforementioned zones used as the base zone.

M. **"Service Commercial Project"** means any development project that is predominately dedicated to business activities associated with professional or administrative services, and typically consists of corporate offices, financial institutions, legal and medical offices.

N. **"Single Family Residential Unit"** means each residential dwelling unit in a development that has a density of eight (8) units to the gross acre or less.

O. **"TUMF Participating Jurisdiction"** means a jurisdiction in Western Riverside County which has adopted and implemented an ordinance authorizing participation in the TUMF Program and complies with all regulations established in the TUMF Administrative Plan, as adopted and amended from time to time by the WRCOG.

Section 4. Establishment of the Transportation Uniform Mitigation Fee.

A. **Adoption of TUMF Schedule.** The City Council adopts the following TUMF schedule applicable to all new developments projects:

(1) $8,873.00 per single family residential unit

(2) $6,231.00 per multi-family residential unit

(3) $ 1.73 per square foot of an industrial project

(4) $10.49 per square foot of a retail commercial project

(5) $ 4.19 per square foot of a service commercial project

(6) $ 2.19 per square foot of a service Class A and B Office.

The City Council is authorized to adopt subsequent revisions to the TUMF fee schedule through a separate resolution, which may be amended from time to time.

B. **Fee Calculation.** The fees shall be calculated according to the calculation methodology fee set forth in the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time. The following shall be observed for purposes of calculating the fee:

i. For non-residential projects, the fee rate utilized shall be based upon the predominant use of the building or structure identified in the building permit and as further specified in the TUMF Administrative Plan.

ii. For non residential projects, the fee shall be calculated on the total square footage of the building or structure identified in the building permit and as further specified in the TUMF Administrative Plan.

C. **Fee Adjustment.** The fee schedule may be periodically reviewed and the amounts adjusted by the WRCOG Executive Committee. By amendment to the Ordinance, the fees may be increased or decreased to reflect the changes in actual and estimated costs of the Regional System including, but not limited to, debt service, lease payments and construction costs. The adjustment of the fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this Ordinance, as well as the availability or lack thereof of other funds with which to construct the Regional System. WRCOG shall review the TUMF Program no less than every four (4) years after the effective date of this Ordinance.

D. **Temporary Fee Reduction Period.**

i. Notwithstanding Section 4A this Ordinance and the adopted TUMF schedule, the City Council may, by separate resolution, adopt a reduced TUMF fee schedule applicable only through December 31, 2010. The TUMF may be so reduced by up to fifty percent (50%) of fees established in the schedule adopted pursuant to Section 4A of this Ordinance. If fees are reduced, all other sections of this Ordinance shall still be effect during the temporary fee reduction period. After December 31, 2010, the regular TUMF schedule, as adopted by the City Council and revised from time to time pursuant to Section 4A of this Ordinance, shall automatically apply.

ii. If reduced fees are paid pursuant to this Section 4D at the time application is made for a building permit and either the application or the building permit expires, subsequent building permit application on the same parcel shall be subject to the full TUMF amount, unless the temporary fee reduction period is still in effect at the time the subsequent application is made.

E. **Purpose.** The purpose of the TUMF is to fund those certain improvements to the Regional System as depicted in Exhibit “A” and identified in the 2009 Nexus Study, Exhibit “B.”

F. **Applicability.** The TUMF shall apply to all new development within the City, unless otherwise exempt hereunder.

G. **Exemptions.** The following new development shall be exempt from the TUMF:

i. Low income residential housing.

ii. Government/public buildings, public schools and public facilities.

iii. The rehabilitation and/or reconstruction of any habitable structure in use on or after January 1, 2000, provided that the same or fewer traffic trips are generated as a result thereof.

iv. Development Projects which are the subject of a Public Facilities Development Agreement entered into pursuant to Government Code section 65864 *et seq*, prior to the effective date of this Ordinance, wherein the imposition of new fees are expressly prohibited provided that if the term of such a

Development Agreement is extended by amendment or by any other manner after the effective date of this Ordinance, the TUMF shall be imposed.

v. Guest Dwellings.

vi. Additional single family residential units located on the same parcel pursuant to the provisions of any agricultural zoning classifications set forth in the Municipal Code.

vii. Kennels and Catteries established in connection with an existing single family residential unit.

viii. Detached Second Units.

ix. The sanctuary building of a church or other house of worship, eligible for a property tax exemption.

x. Any nonprofit corporation or nonprofit organization offering and conducting full-time day school at the elementary, middle school or high school level for students between the ages of five and eighteen years.

H. **Credit.** Regional System improvements may be credited toward the TUMF in accordance with the TUMF Administrative Plan and the following:

Regional Tier

i. **Arterial Credits:** If a developer constructs arterial improvements identified on the Regional System, the developer shall receive credit for all costs associated with the arterial component based on approved Nexus Study, including Addendum 1, for the Regional System effective at the time the credit agreement is entered into. WRCOG staff must pre-approve any credit agreements that deviate from the standard WRCOG approved format.

ii. **Other Credits:** In special circumstances, when a developer constructs off-site improvements such as an interchange, bridge, or railroad grade separation, credits shall be determined by WRCOG and the City in consultation with the developer. All such credits must have prior written approval from WRCOG.

iii. The amount of the development fee credit shall not exceed the maximum amount determined by the Nexus Study, including Addendum 1, for the Regional System at the time the credit agreement is entered into or actual costs, whichever is less.

Local Tier

i. The local jurisdictions shall compare facilities in local fee programs against the Regional System and eliminate any overlap in its local fee program except where there is a Recognized Financing District has been established.

ii. If there is a Recognized Financing District established, the local agency may credit that portion of the facility identified in both programs against the TUMF in accordance with the TUMF Administrative Plan.

Section 5. Reimbursements.

Should the developer construct Regional System improvements in excess of the TUMF fee obligation, the developer may be reimbursed based on actual costs or the approved Nexus Study, including Addendum 1, effective at the time the agreement was entered into, whichever is less. Reimbursements shall be enacted through an agreement between the developer and the City, contingent on funds being available and approved by WRCOG. In all cases, however, reimbursements under such special agreements must coincide with construction of the transportation improvements as scheduled in the five-year Capital Improvements Program adopted annually by WRCOG.

Section 6. Procedures for the Levy, Collection and Disposition of Fees.

A. **Authority of the Building Department.** The Director of Building & Safety, or his/her designee, is hereby authorized to levy and collect the TUMF and make all determinations required by this Ordinance.

B. **Payment.** Payment of the fees shall be as follows:

i. The fees shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever comes first (the "Payment Date"). However this section should not be construed to prevent payment of the fees prior to issuance of an occupancy permit or final inspection. Fees may be paid at the issuance of a building permit, and the fee payment shall be calculated based on the fee in effect at that time, provided the developer tenders the full amount of his/her TUMF obligation. If the developer makes only a partial payment prior to the Payment Date, the amount of the fee due shall be based on the TUMF fee schedule in place on the Payment Date. The fees shall be calculated according to fee schedule set forth in the Ordinance and the calculation methodology set forth in the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time.

ii. The fees required to be paid shall be the fee amounts in effect at the time of payment is due under this Ordinance, not the date the Ordinance is initially adopted. The City shall not enter into a development agreement which freezes future adjustments of the TUMF.

iii. If all or part of any development project is sold prior to payment of the fee, the property shall continue to be subject to the requirement for payment of the fee. The obligation to pay the fee shall run with the land and be binding on all the successors in interest to the property.

iv. Fees shall not be waived.

C. **Disposition of Fees.** All fees collected hereunder shall be transmitted to the Executive Director of WRCOG within thirty (30) days for deposit, investment, accounting and expenditure in accordance with the provisions of this Ordinance and the Mitigation Fee Act.

D. **Appeals.** Appeals shall be filed with WRCOG in accordance with the provisions of the TUMF Administrative Plan. Appealable issues shall be the application of the fee, application of credits, application of reimbursement, application of the legal action stay and application of exemption.

E. **Reports to WRCOG**. The Director of Building and Safety, or his/her designee, shall prepare and deliver to the Executive Director of WRCOG, periodic reports as will be established under Section 7 of this Ordinance.

Section 7. Appointment of the TUMF Administrator.

WRCOG is hereby appointed as the Administrator of the Transportation Uniform Mitigation Fee Program. WRCOG is hereby authorized to receive all fees generated from the TUMF within the City, and to invest, account for and expend such fees in accordance with the provisions of this Ordinance and the Mitigation Fee Act. The detailed administrative procedures concerning the implementation of this Ordnance shall be contained in the TUMF Administrative Plan adopted May 5, 2003, and as may be amended from time to time. Furthermore, the TUMF Administrator shall use the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time, for the purpose of calculating a developer's TUMF obligation. In addition to detailing the methodology for calculating all TUMF obligations of different categories of new development, the purpose of the Fee Calculation Handbook is to clarify for the TUMF Administrator, where necessary, the definition and calculation methodology for uses not clearly defined in the respective TUMF ordinances.

WRCOG shall expend only that amount of the funds generated from the TUMF for staff support, audit, administrative expenses, and contract services that are necessary and reasonable to carry out its responsibilities and in no case shall the funds expended for salaries and benefits exceed one percent (1%) of the revenue raised by the TUMF Program. The TUMF Administrative Plan further outlines the fiscal responsibilities and limitations of the Administrator.

Section 8. Effect.

No provisions of this Ordinance shall entitle any person who has already paid the TUMF to receive a refund, credit or reimbursement of such payment. This Ordinance does not create any new TUMF.

Section 9. Severability.

If any one or more of the terms, provisions or sections of this Ordinance shall to any extent be judged invalid, unenforceable and/or voidable for any reason whatsoever by a court of competent jurisdiction, then each and all of the remaining terms, provisions and sections of this Ordinance shall not be affected thereby and shall be valid and enforceable.

Section 10. Judicial Review.

In accordance with State law, any judicial action or proceeding to attack, review, set aside, void or annul this Ordinance shall be commenced within ninety (90) days of the date of adoption of this Ordinance.

Section 11. Ordinances No. 824 and No. 24.

This Ordinance supersedes the provisions of Ordinances Nos. 824 and 24 provided this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent jurisdiction, Ordinances No. 824 and 24 and all other related ordinances and polices shall remain in full force and effect.

Section 12. Effective Date.

This Ordinance shall take effect sixty (60) days after its adoption.

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

_____
Scott Farnam
Mayor

APPROVED AS TO FORM:

_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

EXHIBIT A

MAP OF REGIONAL SYSTEM

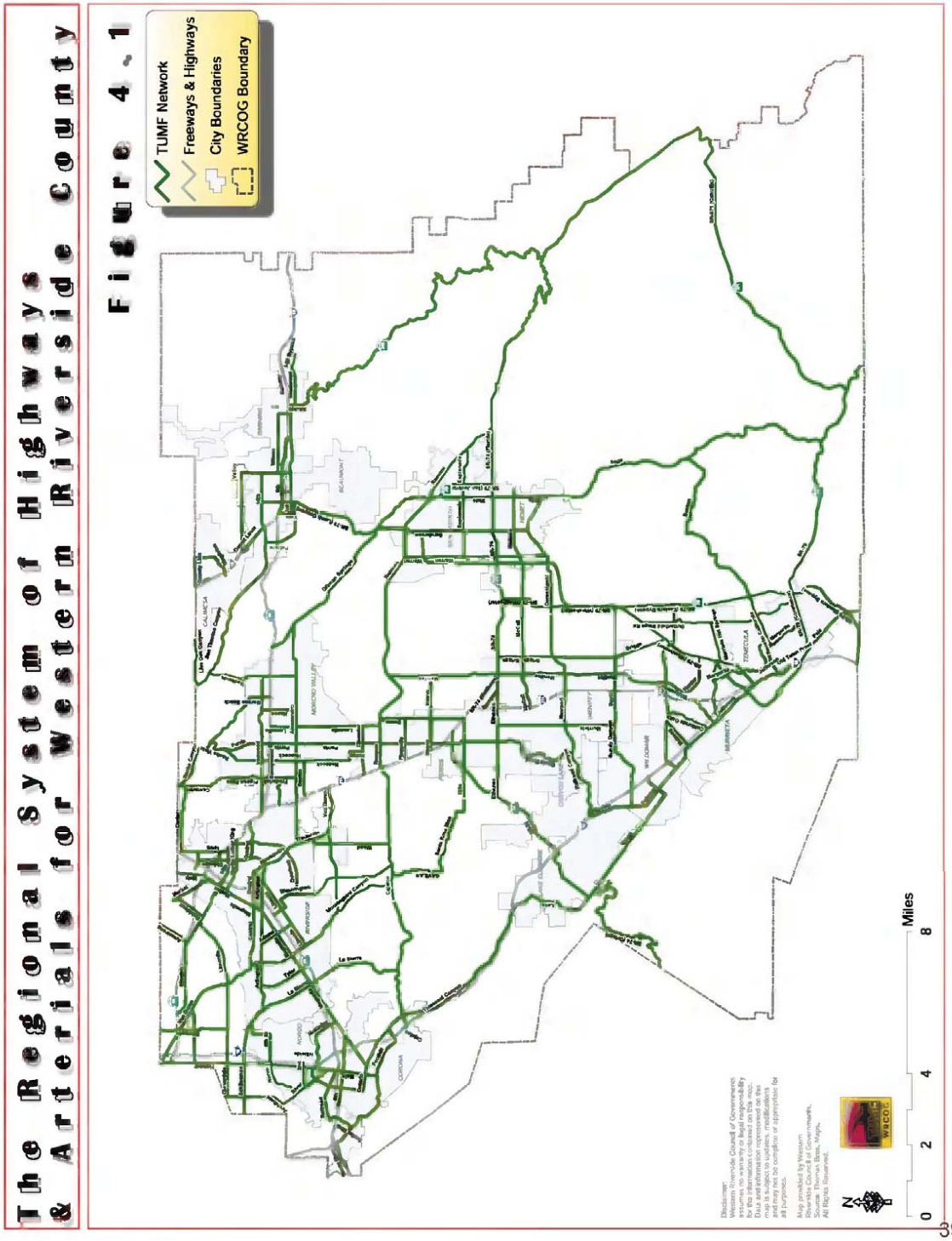


EXHIBIT "B"

NEXUS STUDY

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #1.8
CONSENT CALENDAR
Meeting Date: December 9, 2009

TO: Honorable Mayor Farnam, Members of the City Council

FROM: Michael Kashiwagi, PE, City Engineer

SUBJECT: Detachment of a portion of County Service Area (CSA) 103 (LAFCO 2007-39-1 Annexation 111)

STAFF REPORT

RECOMMENDATION:
Staff recommends City Council adopt:

RESOLUTION NO. 09 - 76

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL FOR THE CITY OF WILDOMAR, CALIFORNIA, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO TAKE PROCEEDINGS FOR THE DETACHMENT OF LAFCO 2007-39-1 ANNEXATION 111 FROM COUNTY SERVICE AREA 103

BACKGROUND:
County Service Area (CSA) 103 provides for street lighting services within the unincorporated areas of Riverside County. As part of the incorporation process, the portion of CSA 103 within the City of Wildomar was detached from the County Service Area. Although detached, the City of Wildomar retained the ability to continue assessing fees and is now responsible for providing street lighting services to those areas. At the time of incorporation, a new area within the City of Wildomar was in the process of being annexed into CSA 103.

The new area consists of approximately 20 acres and is associated with Tentative Tract Map (TTM) 29476. The annexation process was completed and became effective on December 5, 2008. On December 30, 2008, the City of Wildomar received a letter from LAFCO recommending that this new area be detached from CSA 103 since it resides completely within the City of Wildomar and creates awkward service boundaries for the County of Riverside. City of Wildomar staff has reviewed this request and concurs with this recommendation.

ENVIRONMENTAL ASSESSMENT:
The Planning Director has reviewed the proposed detachment from County Service Area 103 for conformity with the requirements of the California Environmental Quality Act (CEQA). The proposed detachment from County Service Area 103 is being undertaken to align the provision of public services for an area within the City from the

responsibility of the County of Riverside to the City of Wildomar. Section 15320 of the CEQA Guidelines indicates that Class 20 Categorical Exemption relating to changes in the organization of local agencies are exempt from review. Specifically Section 15320 states that "*Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to: (a) Establishment of a subsidiary district; (b) Consolidation of two or more districts having identical powers; and (c) Merger with a city of a district lying entirely within the boundaries of the city*." Therefore, the Planning Director recommends that the City Council make a finding that the proposed detachment is categorically exempt pursuant to Section 15320 of the CEQA Guidelines and direct staff to prepare and file a Notice of Exemption.

FISCAL IMPACT:
On June 4, 2009, LAFCO approved the City of Wildomar's request to waive the application fee of $9,200. However, the detachment requires a separate fee to the State Board of Equalization in the amount of $800.

ALTERNATIVES:
1. Provide staff with further direction.

Attachments:
Resolution No. 09 - 76

Submitted by:	Approved By:
_____	_____
Michael Kashiwagi,PE	Frank Oviedo
City Engineer	City Manager

RESOLUTION NO. 09 - 76

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL FOR THE CITY OF WILDOMAR, CALIFORNIA, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO TAKE PROCEEDINGS FOR THE DETACHMENT OF LAFCO 2007-39-1 ANNEXATION 111 FROM COUNTY SERVICE AREA 103

WHEREAS, the City of Wildomar was incorporated effective July 1, 2008; and

WHEREAS, prior to the incorporation of the City of Wildomar on July 1, 2008, the County of Riverside began processing LAFCO 2007-39-1-Annexation 111 (Annexation 111) through the Riverside County Local Agency Formation Commission (LAFCO); and

WHEREAS, Annexation 111 became effective December 5, 2008, annexing a small portion of land now located in the City of Wildomar to County Service Area (CSA) 103; and

WHEREAS, LAFCO has recommended detachment of Annexation 111 from CSA 103 in order to create more efficient service areas and the County of Riverside has not objected to such detachment; and

WHEREAS, the City of Wildomar desires to initiate a proposal for detachment of Annexation 11 from the County pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act 2000, commencing with Section 56000 of the California Government Code; and

WHEREAS, the territory proposed to be detached is uninhabited, and a description of the boundaries of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence of the City of Wildomar; and

WHEREAS, in accordance with Government Code Section 56886(t) and 57330, the subject territory shall continue to be subject to the levying and collection of any previously authorized charge, fee, assessment or tax of CSA 103 and such charges, fees, assessments or taxes shall be payable to the City of Wildomar; and

WHEREAS, the detachment serves the goal of better and more efficient provision of services by transferring jurisdiction and control over the Annexation 111 area, which is wholly within the jurisdictional boundaries of the City of Wildomar, to the City of Wildomar.

WHEREAS, the detachment is a governmental reorganization categorically exempt from review under CEQA Section 15320 of the CEQA Guidelines Class 20 Categorical Exemption relating to changes in the organization of local agencies.

NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the City Council of the City of Wildomar, and the Local Agency Formation Commission of Riverside County is hereby requested to take proceedings for the detachment of territory as described in Exhibit A, according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

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

_____
Scott Farnam, Mayor

APPROVED AS TO FORM:

_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: December 9, 2009

TO: Honorable Mayor Farnam, Members of the City Council

FROM: David Hogan, Director of Planning

SUBJECT: Clinton Keith Animal Hospital

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

APN: 362-250-014

STAFF REPORT

RECOMMENDATION:
The Planning Commission recommends that the City Council:

1. Adopt a resolution entitled:

RESOLUTION NO. 09 - 77

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

2. Introduce and read by title only an ordinance entitled:

ORDINANCE NO. 39

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

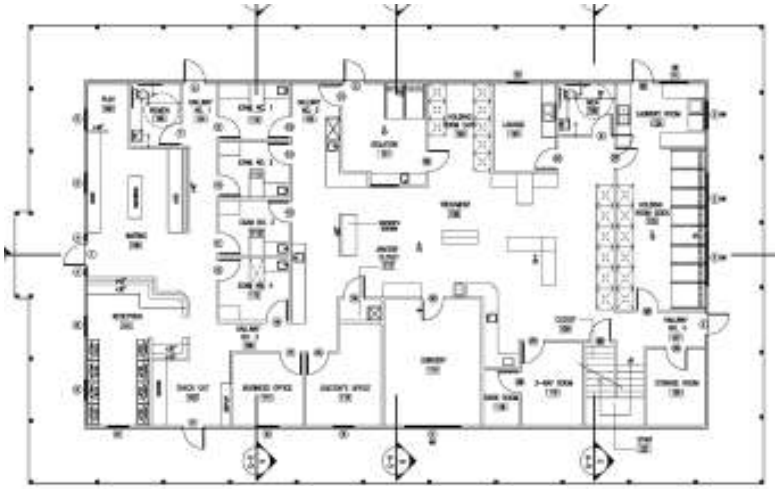
3. Adopt a resolution entitled:

RESOLUTION NO. 09 - 78

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

BACKGROUND:

The project is located on a 3.0 acre site on the west side of Salida del Sol north of Clinton Keith Road at 35951 Salida del Sol. In 2001 the applicant applied to the County of Riverside for a Change of Zone (CZ06610), General Plan Amendment (GPA00576), and Conditional Use Permit (CUP03339) for a 4,500 square foot veterinary hospital on the same site. The project was approved by the Planning Commission on August 22, 2001 but was denied by the Board of Supervisors on November 20, 2001. The applicant reapplied subsequently on June 16, 2008 to the County of Riverside after the update of the County of Riverside General Plan. In July 2008, the project was transferred to the City of Wildomar after incorporation. This project was considered by the City Planning Commission on September 2, 2009.



First Floor – Floor Plan

The applicant proposes to construct a 6,000 square foot, two-story veterinary hospital on a 3.0 acre site. The first floor of the hospital will include reception area, waiting/play area, four exam rooms, business office, doctor's office, surgery room, x-ray room with attached dark room, isolation room, staff lounge, holding room for dogs, storage room, restrooms and a laundry room. The second floor of the hospital will be used for storage as shown on the floorplan (see Attachment H). The applicant also proposes rough grading for a 4,500 square foot pad to the west of the veterinary hospital for future development. If the applicant/owner decides to the develop 4,500 square foot pad area in the future, an application would be required for a revised or new plot plan.

Currently, the applicant operates the Clinton Keith Animal Hospital located at 32395 Clinton Keith Road west of Interstate 15. The veterinary hospital has been in operation for eighteen years and provides small animal care and emergency services. The normal

business hours of operation are 9:30 am - 12:00 pm and 2:00 pm - 5:30 pm on Mondays, Wednesdays and Saturdays. On Tuesdays, Thursdays and Fridays the hours of operation for the hospital are 9:30 am - 12:00 pm and 2:00 pm - 7:30 pm. The veterinary hospital is closed on Sundays. Presently, the veterinary hospital has eleven employees with seasonal adjustments due to demand for services. The minium number of people on site range from six employees with no clients to a maximum of sixteen people on site including eleven employees and five clients.

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

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

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

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

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

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

Development Standards

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

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

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

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

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

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

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

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

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

South Elevation

PLANNING COMMISSION:

A public hearing was held before the Planning Commission on September 2, 2009. At the hearing the applicant requested that conditions which required the project to have water and sewer provided by Elsinore Valley Municipal Water District, be removed from the conditions of approval. The requirement to connect to public water and wastewater treatment (sewer) is under the control of Elsinore Valley Municipal Water District (EVMWD). The fire flow requirements are under the control of the Fire Department. The Fire Department is requiring 1,500 gallons per minute for a two-hour duration; which equals 180,000 gallons.

At the Commission meeting the applicant requested that the project be allowed to have a private well system for water supply, three 10,500 gallon tanks for fire protection water storage, and an onsite sewage treatment system as shown on the proposed plans. The applicant commented at the hearing that it would not be feasible to move forward with the project if they were required to connect the proposed veterinary hospital to water and sewer given the high cost to construct the necessary infrastructure from Clinton Keith Road to the project site. Following a lengthy discussion, the Planning Commission decided to allow the project to utilize, on an interim basis, an onsite septic system (wastewater treatment system) and an onsite water system with storage tanks until such time as the permanent water and sewer infrastructure are close enough to require that the project connect to these improvements. This recommendation is contained in the Condition of Approval No. 46. It is important to note that the Planning Commission recognized the difficulties at addressing these issues and informed the applicant that the City Council may not agree with their recommendation.

Following the public hearing, the Planning Commission recommended that the City Council adopt the Mitigated Negative Declaration for project 08-0133, approve Zone Change 08-0133, and approve Plot Plan 08-0133, subject to the attached conditions of

approval. The recommended resolutions, ordinance, and condition of approval are contained in Attachments A, B, and C.

PROJECT UPDATE:

Following the Planning Commission Hearing, the project was scheduled for a City Council hearing on September 9, 2009. However, the applicant requested a continuance to the October 28, 2009 City Council hearing. At the October 28th meeting, the City Council continued the public hearing to December 9, 2009. This additional time was intended to allow the applicant to have an opportunity to further resolve any issues with Riverside County Fire Department and EVMWD on the requirements for water and sewer connection to the project site and possible alternatives to provide water for fire protection. EVMWD is requiring the applicant to connect the existing sewer and water infrastructure in Clinton Keith Road. The water district is requesting that the applicant construct an 8-inch diameter sewer line, a 12-inch diameter water line with fire hydrant, and pay the water and sewer connection fees. The water and sewer lines will need to be extended from Clinton Keith Road to the northern boundary of the project.

On October 13, 2009, the applicant met with EVMWD staff to discuss the water and sewer connection to the project site. Following the meeting the applicant submitted a letter to EVMWD requesting an agreement be considered by EVMWD for the applicant to install 440 feet of a 6" water line from the existing public 16" inch water line located in Clinton Keith Road to the project's proposed driveway along Salida Del Sol (as opposed to the northern property boundary). The applicant also requested that EVMWD pay for the cost to upgrade the water line from 6” to 12” as required by EVMWD and not be required to extend the sewer line to the property.

On November 12, 2009, the applicant attended a meeting with EVMWD’s Board of Directors to discuss their project and cost sharing and reimbursement agreement. According to the meeting minutes, EVMWD staff estimated that installation of 350-400 feet of water and sewer line would roughly cost $100,000. The installation of the water and sewer lines would provide the animal hospital with a reliable source of potable water and provide the fire flow required by the Riverside County Fire Department. EVWMD also proposed to structure the payment of the water and sewer connections fees such that the fees could be paid back by the applicant with monthly payments over a six year period. This could be done with an interest rate of prime plus 2% and a lien is placed on the property for the period of time that the payments are being made. In contrast to this cost, EVMWD has estimated that it will cost the applicant between $400,000 and $450,000 to install an 180,000 gallon water tank and construct a workable onsite water and sewer system. This cost does not include ongoing operation and maintenance fees. EVMWD has also indicated that it is not interested in extending water service for just a fire hydrant because of the operational issues associated with a stagnant line.

At the conclusion of the meeting, the Board of Directors recommended that the applicant work with EVMWD staff and Engineering and Operations Committee to develop and agreement per the administrative code. At this time the applicant has been

unable to obtain an agreement from EVMWD for extending a water line 440 feet from the existing 16" PVC main for private fire protection purposes only. However, the applicant has indicated that they will be attending the EVMWD Engineering and Operations Committee meeting scheduled for December 8, 2009 to continue to develop an agreement acceptable to both parties. In an email dated November 11, 2009, the applicant requested that the project move forward as scheduled for the December 9th meeting in order to request that the City Council approves the project as conditioned by the Planning Commission on September 2, 2009.

FINDINGS:

Zone Change

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

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

Plot Plan

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

The proposed use is consistent with the General Plan and the City of Wildomar Municipal Code. The applicant is applying for a zone change from Rural Residential (R-R) to Industrial Park (I-P). A veterinary hospital would be allowed in the Industrial Park zone under Chapter 17.96 of the Wildomar Zoning Code. The change of zone to Industrial Park would be consistent with the Business Park General Plan Land Use Designation of the Wildomar General Plan. Plot

Plan 08-0133 would approve the development of construct a 6,000 square foot, two-story veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site. The proposed veterinary hospital is subject to the development standards of the proposed I-P zone and has been designed to comply with such development standards. The project proposes 25 parking spaces which exceeds the Zoning Code requirements for 20 parking spaces for a 6,000 square foot veterinary hospital. The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report.

B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

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

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

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

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

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

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

Plot Plan 08-0133 consists of the development of a 6,000 square foot veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site on one parcel. The project only proposes on building on the parcel for this application however conditions of approval will be placed on the project for the future development of the 4,500 square foot pad. Conditions of approval will prohibit the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel.

ENVIRONMENTAL ASSESSMENT:

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

Declaration. As such, mitigation measures and monitoring have been incorporated into the proposed conditions of approval. An additional comment letter was received on September 11, 2009, after the Planning Commission Hearing on September 2, 2009, from Riverside County Flood Control District and Water Conservation District. Riverside County Flood Control District and Water Conservation District is requiring payment of fees and a Water Quality Management Plan, which are included in the standard conditions of approval. The Initial Study and Mitigated Negative Declaration are contained in Attachment J. Comment letters from Elsinore-Murrietta-Anza Resource Conservation District and Riverside County Flood Control District and Water Conservation District are contained at the back of the Initial Study.

ATTACHMENTS:

A. Resolution for Mitigated Negative Declaration
B. Ordinance Amending Zone Change 08-0133
   Exhibit A – Change of Zone
C. Resolution of Approval for Plot Plan 08-0133
   Exhibit A – Conditions of Approval
D. Location Map
E. Zoning Change Map
F. Plot Plan
G. Elevations
H. Floor Plans
I. EVMWD Board of Directors Meeting Minutes from November 12, 2009
J. Initial Study/Mitigated Negative Declaration

Submitted by:	Approved By:
David Hogan Director of Planning	Frank Oviedo City Manager

ATTACHMENT A

RESOLUTION NO. 09 - 77

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

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

Applicant/Owner: LNT Development LLC

Authorized Agent: JMM Consultant

Project Location: 35951 Salida del Sol

APN Number: 362-250-014

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

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

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

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

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

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

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

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

WHEREAS, on October 28, 2009 the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Mitigated Negative Declaration and proposed Mitigation Monitoring Program and at which the City Council continued the public hearing for the Mitigated Negative Declaration and proposed Mitigation Monitoring Program to December 9, 2009; and

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

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

SECTION 1. ENVIRONMENTAL FINDINGS.

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

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

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

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

D. Mitigation Monitoring Program: That the Mitigation Monitoring Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully

enforceable through permit conditions, agreements or other measures as required by Public Resources Code Section 21081.6.

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

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

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

SECTION 3. CITY COUNCIL ACTIONS.

The City Council hereby takes the following actions:

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

2. The Mitigated Negative Declaration, Mitigation Monitoring Program, and all documents incorporated therein or forming the record of decision therefore, shall be filed with the Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, California 92595, and shall be made available for public review upon request.

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

Scott Farnam
Mayor

APPROVED AS TO FORM:

_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

ORDINANCE NO. 39

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

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

Applicant/Owner: LNT Development LLC

Authorized Agent: JMM Consultant

Project Location: 35951 Salida del Sol

APN Number: 362-250-014

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

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

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

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

WHEREAS, on October 28, 2009 the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 08-0133 and at which the City Council continued the public hearing for the Zone Change 08-0133 to December 9, 2009; and

WHEREAS, on December 9, 2009 the City Council held a public hearing at which interested persons had an opportunity to testify in support of, or opposition to for the Zone Change 08-0133 at which it received public testimony concerning the project; and

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

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

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

SECTION 2. ZONE CHANGE FINDINGS.

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

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

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

Designation and would allow for a veterinary hospital. The proposed veterinary hospital is subject to the development standards of the I-P zone and has been designed to comply with such development standards.

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following action:

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

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2010.

_____

Mayor

APPROVED AS TO FORM:

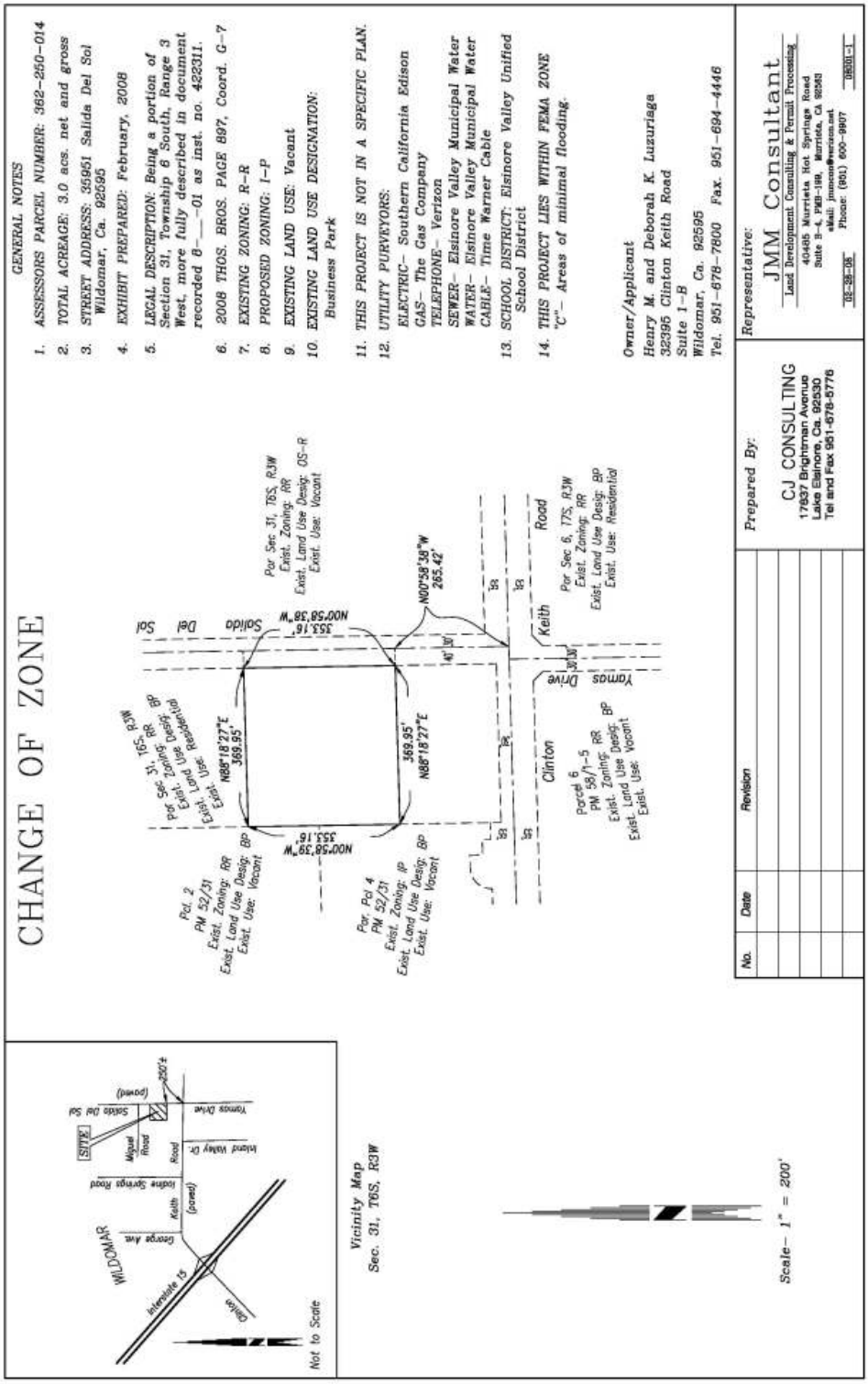
_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

EXHIBIT A

CHANGE OF ZONE



ATTACHMENT C

RESOLUTION NO. 09 - 78

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

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

Applicant/Owner: LNT Development LLC

Authorized Agent: JMM Consultant

Project Location: 35951 Salida del Sol

APN Number: 362-250-014

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

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

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

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

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

WHEREAS, on December 9, 2009 the City Council held a public hearing at which interested persons had an opportunity to testify in support of, or opposition to for the Plot Plan 08-0133 at which it received public testimony concerning the project; and

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

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

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

SECTION 2. PLOT PLAN FINDINGS**.**

Pursuant to Wildomar Municipal Code Chapter 17.216 and in light of the record before it including the staff report dated December 9, 2009 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

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

The proposed use is consistent with the General Plan and the City of Wildomar Municipal Code. The applicant is applying for a zone change from Rural Residential (R-R) to Industrial Park (I-P). A veterinary hospital would be allowed in the Industrial Park zone under Chapter 17.96 of the Wildomar Zoning Code. The change of zone to Industrial Park would be consistent with the Business Park General Plan Land Use Designation of the Wildomar General Plan. Plot Plan 08-0133 would approve the development of construct a 6,000 square foot, two-story veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site. The proposed veterinary hospital is subject to the development standards of the proposed I-P zone and has been designed to comply with such development standards. The project proposes 25 parking spaces which exceeds the Zoning Code requirements for 20 parking spaces for a 6,000 square foot veterinary hospital.

The project also complies with development standards including, but not limited to: setbacks, building height, lot coverage, and landscaping as described in the staff report.

B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

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

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

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

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

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

codes, and standards related to drainage have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare.

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

Plot Plan 08-0133 consists of the development of a 6,000 square foot veterinary hospital and a 4,500 square foot rough graded pad for future development on a 3.0 acre site on one parcel. The project only proposes on building on the parcel for this application however conditions of approval will be placed on the project for the future development of the 4,500 square foot pad. Conditions of approval will prohibit the sale of that or any subsequent future structures which may be constructed on the subject property prior to the approval of a subdivision of the subject property to ensure that each building is located on a separate, legally divided parcel.

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following actions:

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

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

Scott Farnam
Mayor

APPROVED AS TO FORM:

Julie Hayward Biggs
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

EXHIBIT A

CITY OF WILDOMAR

CONDITIONS OF APPROVAL

Planning Application Number: Plot Plan 08-0133	
Project Description: Clinton Keith Animal Hospital, construct a 6,000 square foot veterinary hospital and 4,500 square foot rough graded pad on a 3.0 acre lot located at 35951 Salida del Sol.	
Assessor's Parcel Number(s): 362-250-014	
Approval Date: December 9, 2009	**Expiration Date:** December 9, 2011

Within 48 Hours of the Approval of This Project

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

2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

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

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

4. The approval of the zone change and plot plan shall comply with the provisions of Title 17 – Zoning (Ordinance 348), unless modified by the conditions listed herein. This approval shall expire in two (2) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to two (2) one-year extensions of time, one year at a time.

5. The project shall substantially conform to the approved site plan and elevations for the Zone Change and Plot Plan Application 08-0133 and contained on file with the Planning Department.

6. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

7. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

Materials & Locations	**Colors**
Wood Siding	Dunn Edwards, White
Wood Trim	Dunn Edwards, Hunter Green
Wood Shutters	Dunn Edwards, Hunter Green
Exterior Doors	Dunn Edwards, Hunter Green
Tile Roof	Prefinished, Slate Grey
Metal Roof	Prefinished, Slate Grey

8. The Applicant shall submit to the Planning Department for the permanent files 8" X 10" glossy photographic color prints of the approved color and materials board and the colored architectural elevations. All labels on the color and materials board and Elevations shall be readable on the photographic prints.

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

10. A Plot Plan application will be required for the any development plans for the 4,500 square foot rough graded pad.

11. Landscaping installed for the project shall be continuously maintained to the satisfaction of the Planning Director. If it is determined that the landscaping is not being maintained, the Planning Director shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.

12. If construction is phased, a construction staging area plan or phasing plan for construction equipment and trash shall be approved the Planning Director and City Engineer.

13. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer.

14. Any building signage is subject to the approval of a sign permit.

15. Tribal monitors from the Pechanga Tribe shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies, to be compensated by the developer.

16. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

17. If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Tribe shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation.

18. If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

19. The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition.

20. The project shall comply with the County of Riverside Department of Environmental Health Local Enforcement Agency (LEA) for all the activities related to medical waste generation, storage or treatment. Prior to the operation of the animal hospital, the owners/operators shall submit an application for a permit to the LEA section.

21. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

22. All driveway surfaces shall be paved with asphalt.

23. This project is located in the "Hazardous Fire Area" of Riverside County shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provision contained in the Riverside County Ordinance 787.4.

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

25. Minimum required fire flow shall be 1500 GPM for two hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the CBC and building(s) having a compliant fire sprinkler system.

26. A combination of on-site and off-site super fire hydrant (s) (6" x 4" x 2 ½" x 2 ½") will be located not less than 5 feet or more than 165 feet from any portion of the Building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant (s) in the system.

27. Applicant and/or developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permit, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank (s) shall meet the following standards: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current plan check deposit base fee is $217.00 for the first Tank, each additional tank $32.00).

28. Rapid entry Hazardous Material data and key storage cabinet shall be installed on outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation (Current plan check deposit base fee is $126.00).

29. No grading shall be performed without the prior issuance of a grading permit by the City.

30. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.

31. Prior to the issuance of a grading permit the Applicant shall obtain a hauling route permit for the import/export of material to the satisfaction of the City Engineer.

32. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

33. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer and Building Official.

34. The Applicant shall dedicate, design and construct all improvement in accordance with City of Wildomar Improvement Plan Check Policies, as further conditioned herein, and Standards and to the satisfaction of The City Engineer.

35. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.

36. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full. No extensions of time shall be granted unless all fee balances have been paid in full.

Prior to the issuance of Grading Permits

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

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

39. The following requirement shall be included in the Notes Section of the Grading Plan: "*If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the*

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

40. Prior to the issuance of a grading permit, the applicant shall submit, and the City review and approve, a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the San Diego Regional Water Quality Control Board.

41. Prior to the issuance of a grading permit, it shall be the sole responsibility of the Applicant to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.

42. Prior to the issuance of grading permits, the Applicant shall provide grading plans with a 4:1 side slope adjacent to Salida Del Sol within the ultimate right-of-way to the satisfaction of the City Engineer.

43. Prior to issuance of grading permits the Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRCB).

44. Prior to the issuance of a grading permit, the applicant shall submit, and the City approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.

45. Prior to the approval of improvement plans, the developer shall submit to the City Engineer a traffic control plan along Salida Del Sol to ensure the continued flow of traffic during construction.

Prior to the Issuance of a Building Permit

46. Prior to the issuance of a building permit, applicant shall provide the following:

    a. Applicant shall submit evidence to the City that a viable potable water well has been permitted, drilled and is producing potable water in the volumes required for this use and required fire flows. A clearance letter from the Fire Department will be required.

    b. Applicant shall submit evidence to the City that the project has been issued a permit to construct a septic system at the volumes necessary for the project's use.

    c. Applicant shall enter into an agreement with the City of Wildomar agreeing to:

        i. Construct both water and sewer pipelines within Salida del Sol across the property frontage at such time as one, or both, are extended by others to the applicants frontage.

ii. Connect all buildings within the project to the waterline and sewer line within 6-months of completion of their construction. Applicant shall be responsible for all connection, meter fees, permit costs and associated costs of these connections.

iii. Submit, as security, an in-lieu payment of 50% of the construction, design and permit costs of the waterline and sewer line, and the connections to each.

d. The applicant shall submit construction plans which provide for the extension of onsite water and sewer lines to a location adjacent to Salida del Sol to facilitate the project's future connection to the public system (Added by Planning Commission September 2, 2009).

47. Prior to the issuance of a building permit, the developer shall submit a photometric plan, including the parking lot to the Planning Department, which meets the requirements of the Title 17 of the Wildomar Municipal Code and Chapter 8.80 (Light Pollution). The parking lot light standards shall be placed in such a way as to not adversely impact the growth potential of the parking lot trees.

48. Three copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, genus, species, and container size of the plants shall be shown. The plans shall be consistent with the requirements of the water efficient landscape ordinance. The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved grading plan.

49. The Applicant shall submit landscaping and irrigation plans within the public right of way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.

50. A separate plan check deposit based fee for each building plan review made payable to the Riverside County Fire Department, in the form of a check or money order only, must be submitted to the Fire Department. Fire Department "Submittal Form" must be completed along with payment. Available on line at www.rvcfire.org or contact our office.

51. Applicant and/or developer shall separately submit two sets of water system plans to the Fire Department for review. Plans cannot be reviewed until after the building plans for the site are reviewed. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. Mylars will be signed by the Fire Department after review and approval. Two copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.

52. Prior to the issuance of the first building permit, the Applicant shall dedicate the westerly half - section of Salida Del Sol, measured, 37' from the approved centerline. Improvements will be based on a 74' collector in accordance with the City of Wildomar Improvement Standards and to the satisfaction of the City Engineer. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.

53. Prior to the issuance of the first building permit, the Applicant shall dedicate a 15' construction easement adjacent to the ultimate Salida Del Sol right-of-way to the satisfaction of the City Engineer. The easement shall be in place for a minimum of 15 years or until released by the City of Wildomar. Easement shall also restrict the placement of signs or other permanent/semi-permanent facilities unless said facilities are located at the final location and grade of the improved parkway. Should Applicant proceed and complete full parkway improvements in their final location, then this easement will not be required.

54. Prior to the issuance of a building permit, the Applicant shall design and improve Salida Del Sol per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Improvements may require off-site transitions to adequately facilitate the movement of traffic. The Applicant shall acquire all required off-site transitions. The Applicant may at the City Engineer's discretion pay an in-lieu payment for the parkway improvements adjacent to Salida Del Sol to the satisfaction of the City Engineer. Parkway improvements shall include, but not be limited to, sidewalk, trails, landscaping, grading, utility relocation, drainage improvements and water quality/erosion control devices.

55. Prior to the issuance of the first building permit, the Applicant shall execute a maintenance agreement for stormwater quality control treatment device to the satisfaction of the City Engineer.

56. Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the California Title 24.

57. Prior to the issuance of the first building permit improvement plans shall be approved by the City Engineer and improvements constructed or secured by the Applicant.

58. The Applicant shall obtain the appropriate clearance letters to the satisfaction of the City Engineer for any sign(s) located within an easement, including a Public Utility Easement.

59. The Applicant shall dedicate visibility easements for all driveways per the City of Wildomar Improvement Standards and to the satisfaction of The City Engineer.

60. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.

61. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details.

62. Prior to the issuance of a building permit, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.

63. The Applicant shall design and install electrical power, telephone, communication, and cable television lines to be placed underground, including existing overhead lines, 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site, in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances, and to the satisfaction of the City Engineer. The Applicant shall submit to the City Engineer, for

verification purposes, written proof for initiating the design and/or application of the relocation issued by the utility company.

64. Prior to the issuance of a building permit, the Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.

65. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place

66. The Applicant shall design and install street lighting in accordance with the appropriate City Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer.

67. All flood control plans to be reviewed shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer.

68. The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer.

69. Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District. The developer shall pay the appropriate fee for Zone A of the Southwest Road and Bridge Benefit District.

70. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

71. Prior to the issuance of building permit, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.

72. All of the foregoing conditions shall be complied with prior to the issuance of a building permit.

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

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

73. Prior to the issuance of final occupancy, the applicant shall submit clearance letters from the appropriate agencies that their water well, tanks and septic systems have all been accepted and are properly sized for the approved use.

74. Prior to release of occupancy, the Applicant shall demonstrate that all development impact and mitigation fees have been paid.

75. Prior to release of occupancy, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with the Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.

76. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

77. Install a complete fire sprinkler system per NFPA 13 2002 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s) with pipe size in excess of 4" inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is $164.00 per riser) Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current Monitoring plan check deposit base fee is $192.00)

78. Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee $627.00)

79. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to enter above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

80. A. U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. system must be installed by a licensed c-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. Note: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (*separate fire alarm must be submitted for connection) (Current plan check deposit base fee is $215.00).

81. Prior to final inspection, electrical power, telephone, communication, and cable television lines shall be placed underground in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project

frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Engineering Department as proof of completion.

82. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461.

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

84. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

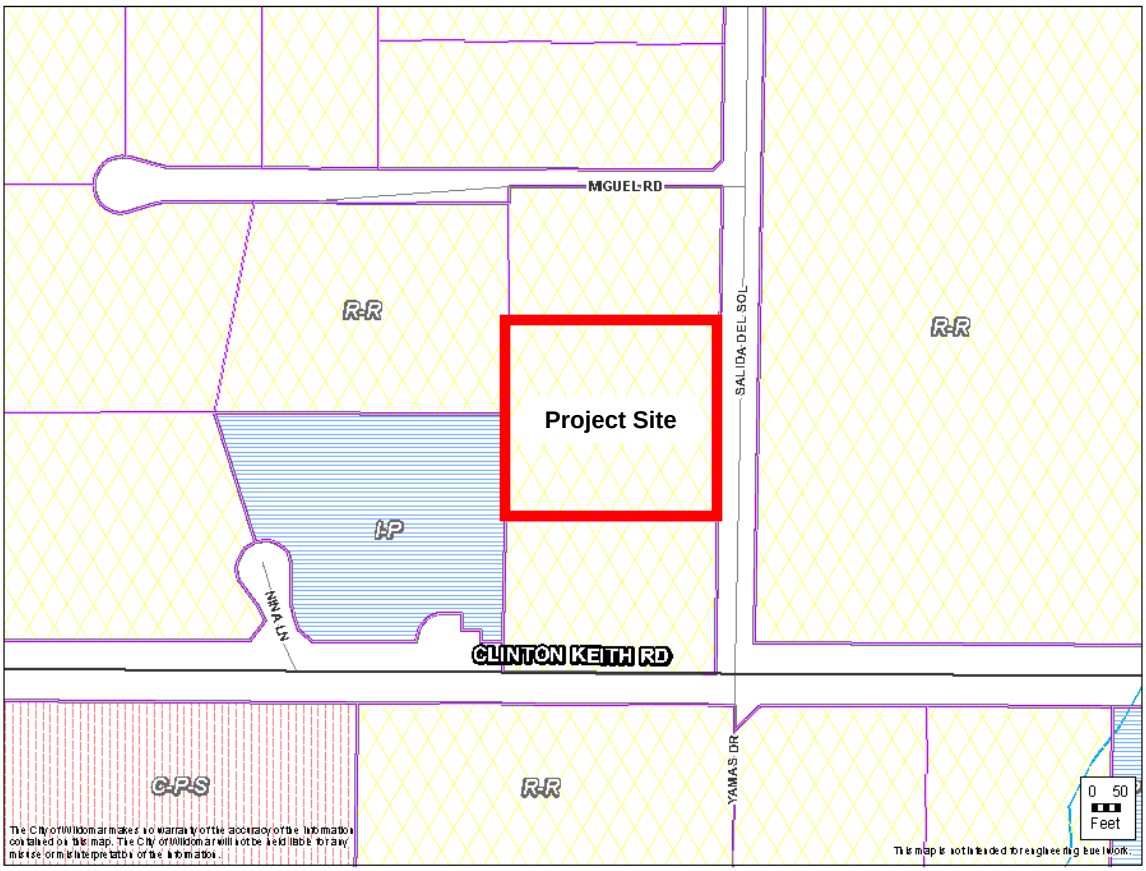
In addition to the above requirements, the surface of each parking place shall have a surface identification sign duplicating the Symbol of Accessibility in blue paint of at least three square feet in size.

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

86. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

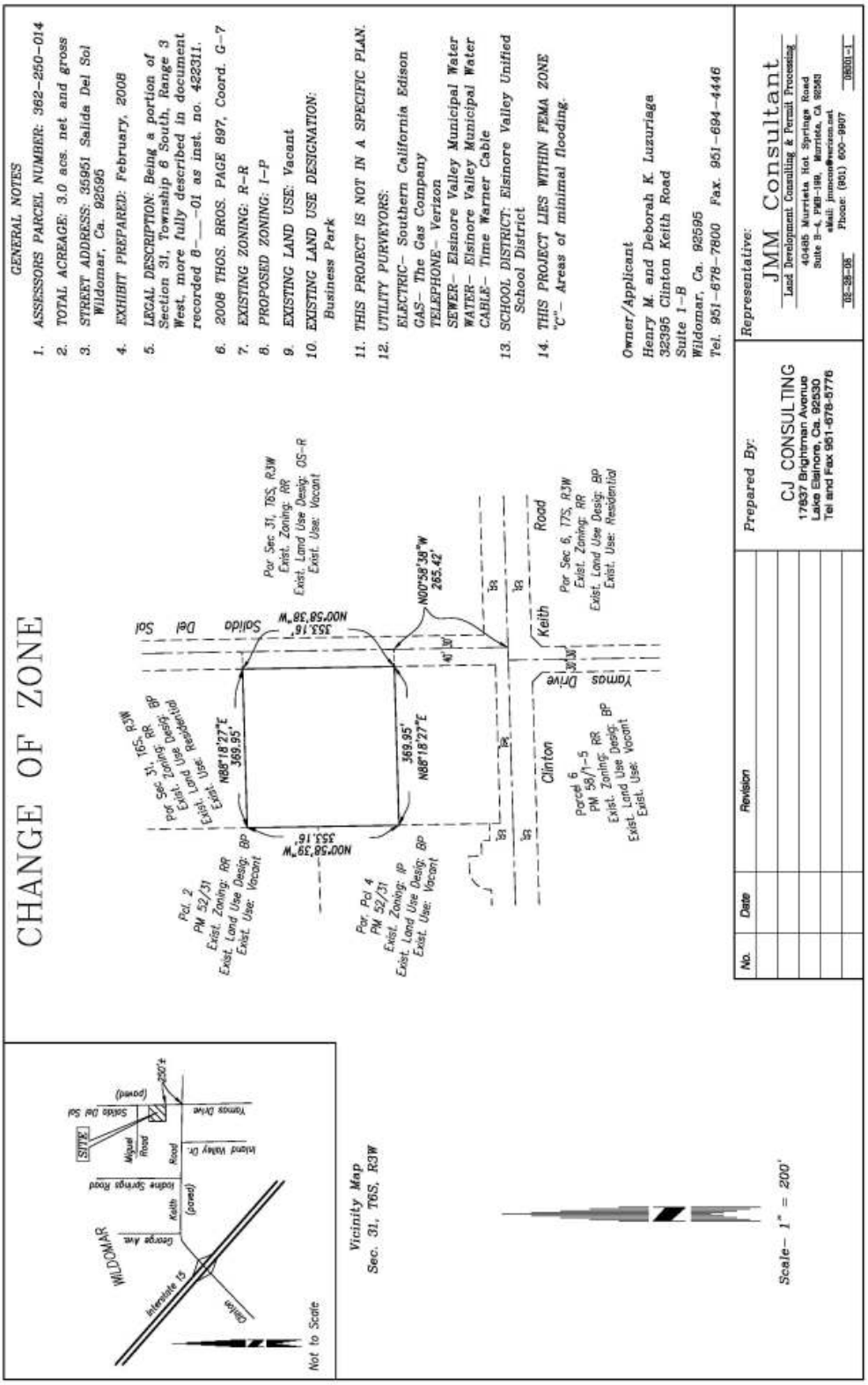
ATTACHMENT D

LOCATION MAP



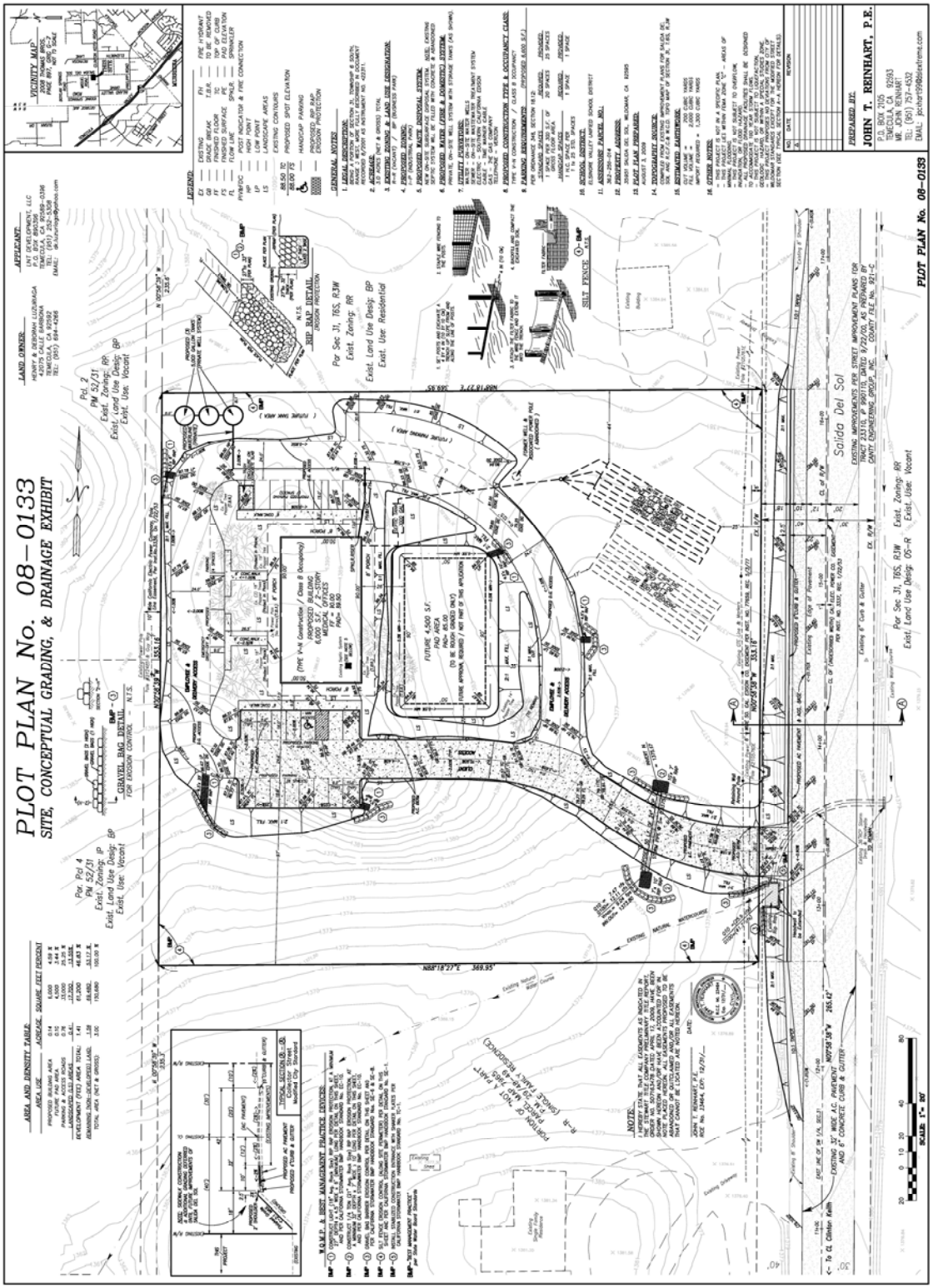
ATTACHMENT E

ZONE CHANGE


CHANGE OF ZONE
GENERAL NOTES
1. ASSESSORS PARCEL NUMBER: 362-250-014
2. TOTAL ACREAGE: 3.0 acs. net and gross
3. STREET ADDRESS: 35951 Salida Del Sol Wildomar, Ca. 92595
4. EXHIBIT PREPARED: February, 2008
5. LEGAL DESCRIPTION: Being a portion of Section 31, Township 6 South, Range 3 West, more fully described in document recorded 8-__-01 as inst. no. 422311.
6. 2008 THOS. BROS. PAGE 897, Coord. G-7
7. EXISTING ZONING: R-R
8. PROPOSED ZONING: I-P
9. EXISTING LAND USE: Vacant
10. EXISTING LAND USE DESIGNATION: Business Park
11. THIS PROJECT IS NOT IN A SPECIFIC PLAN.
12. UTILITY PURVEYORS:
ELECTRIC- Southern California Edison
GAS- The Gas Company
TELEPHONE- Verizon
SEWER- Elsinore Valley Municipal Water
WATER- Elsinore Valley Municipal Water
CABLE- Time Warner Cable
13. SCHOOL DISTRICT: Elsinore Valley Unified School District
14. THIS PROJECT LIES WITHIN FEMA ZONE "C"- Areas of minimal flooding.
Owner/Applicant
Henry M. and Deborah K. Luzuriaga
32395 Clinton Keith Road
Suite 1-B
Wildomar, Ca. 92595
Tel. 951-678-7800 Fax. 951-694-4446
Prepared By:
CJ CONSULTING
17637 Brightman Avenue
Lake Elsinore, Ca. 92530
Tel and Fax 951-678-5776
Representative:
JMM Consultant
Land Development Consulting & Permit Processing
40485 Murrieta Hot Springs Road
Suite B-4, PMB-198, Murrieta, Ca. 92563
eMail: jmmcon@verizon.net
Phone: (951) 600-9907
08-28-08
08001-1
No.
Date
Revision
Not to Scale
Interstate 15
WILDOMAR
George Ave.
Keith
(paved)
Hidden Springs Road
Miguel Road
Valley Dr.
Yamas Drive
SITE
Salida Del Sol
(paved)
250'±
Vicinity Map
Sec. 31, T6S, R3W
Scale- 1" = 200'
Par. Sec. 31, T6S, R3W
Exist. Zoning: RR
Exist. Land Use Desig: OS-R
Exist. Use: Vacant
Solida Del Sol
N00°58'38"W
353.16'
N00°58'38"W
265.42'
Par. Sec. 31, T6S, R3W
Exist. Zoning: RR
Exist. Land Use Desig: BP
Exist. Use: Residential
N88°18'27"E
369.95'
N88°18'27"E
369.95'
N00°58'38"W
353.16'
Pcl. 2
PM 52/31
Exist. Zoning: RR
Exist. Land Use Desig: BP
Exist. Use: Vacant
Par. Pcl 4
PM 52/31
Exist. Zoning: IP
Exist. Land Use Desig: BP
Exist. Use: Vacant
Clinton
Keith
Road
Yamas
Drive
Par. Sec. 6, T7S, R3W
Exist. Zoning: RR
Exist. Land Use Desig: BP
Exist. Use: Residential
Parcel 6
PM 58/1-5
Exist. Zoning: RR
Exist. Land Use Desig: BP
Exist. Use: Vacant

ATTACHMENT F

PLOT PLAN

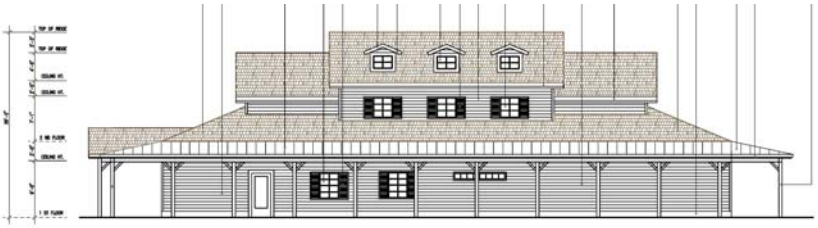


Clinton Keith Animal Hospital 08-0133

ATTACHMENT G

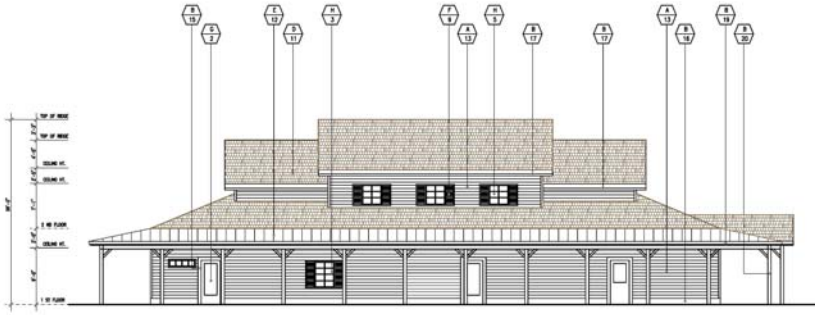
ELEVATIONS

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



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

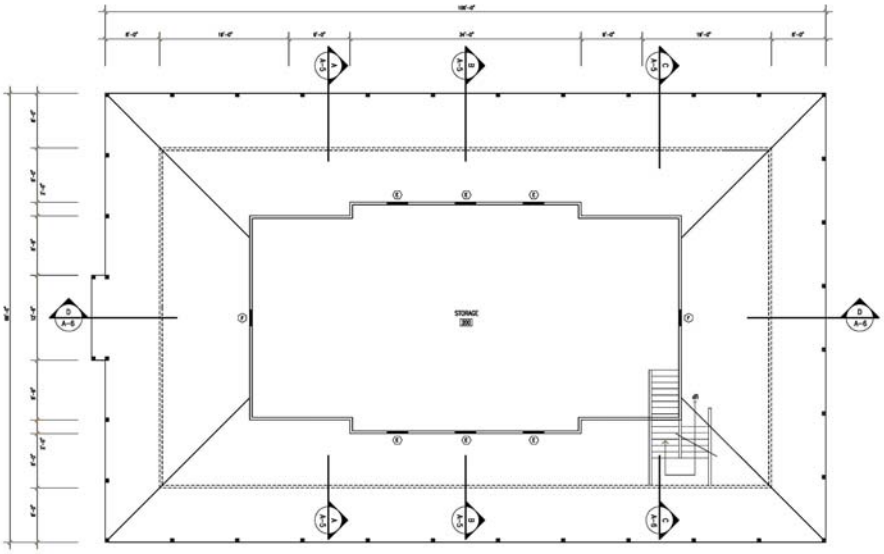
NORTH BUILDING ELEVATION | SCALE: 1/8" = 1'-0" | 4



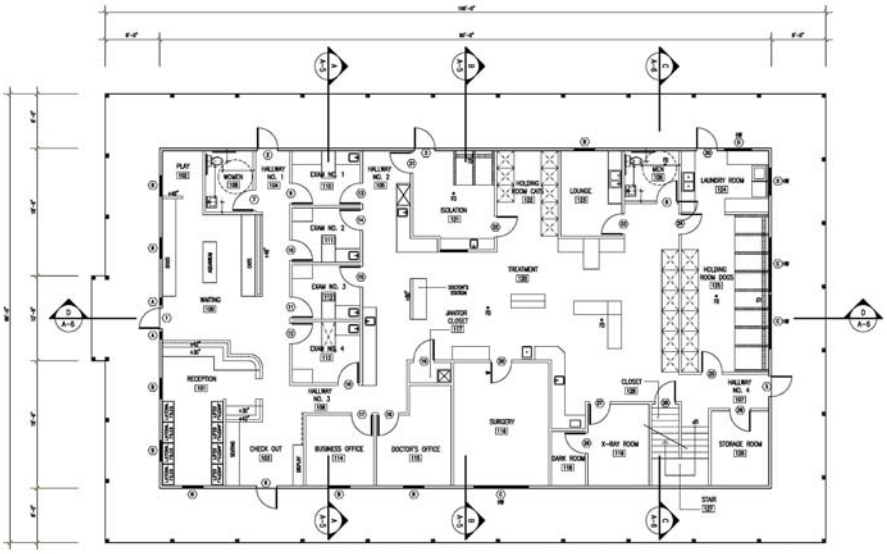
WEST BUILDING ELEVATION | SCALE: 1/8" = 1'-0" | 3

ATTACHMENT H

FLOOR PLANS



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



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

ATTACHMENT I

MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT

THURSDAY, NOVEMBER 12, 2009

The Regular Meeting of the Board of Directors of Elsinore Valley Municipal Water District was held at its principal offices at 31315 Chaney Street, Lake Elsinore, California.

Directors Present
Phil Williams, President
Judy Guglielmana, Vice President
Ben Wicke, Treasurer
Harvey R. Ryan
John Lloyd

Staff Present
Ronald Young, General Manager
Norris Brandt, Assistant General Manager
Terese Quintanar, District Secretary/Administrative Services Supervisor
John Brown, General Counsel
Paul Carver, Director of Engineering
John Vega, Director of Operations
Margie Armstrong, Director of Finance
Greg Morrison, Director of Legislative and Community Affairs
David Bell, Director of Human Resources
Imad Baiyasi, Civil Engineer

Others Present
Public
Matt Huang, Consultant, Montgomery Watson Harza
Deborah Luzuriaga and two other Clinton Keith Veterinary Hospital, Inc. Representatives
Brandy Schoch

CALL TO ORDER

The meeting was called to order by President Williams at 4:05 p.m.

APPROVAL OF AGENDA

A motion was made by Director Ryan, seconded by Director Wicke and carried unanimously to approve the Agenda as presented.

PUBLIC COMMENTS

The meeting was opened to public comments and there were none.

Item I.0 - Consent Calendar
Minute Order #4438 - 4439

A. Approval of the Minutes of the Regular Board Meeting of October 22, 2009
B. Approval of Travel Authorizations
   1. Ben Wicke - ACWA Board Meeting
C. Approval of Demands
D. Investment Report - Receive and File
E. Ratification of the Finance and Administration Committee Meeting of October 20, 2009
F. Ratification of the Minutes of the Legislation, Conservation, and Outreach Committee Meeting of October 28, 2009
G. Ratification of the Minutes of the Water Planning Committee Meeting of November 3, 2009
H. Approve Amendment No. 1 to Agreement to Form the Lake Elsinore and Canyon Lake TMDL Task Force ***MO #4438***
I. Approve Additional Temporary Staff for Customer Service ***MO #4439***

Director Ryan abstained on Consent Calendar Item C, Nos. 196436 and 196444 for source of income.

Director Williams abstained on Consent Calendar Item C, Nos. 196215, 196314 196342, 196343, and 196344 for source of income. He also asked for explanation of Demand Nos. 196413 and 196414.

Margie Armstrong explained that Demand No. 196413 is the District's share of the 1/3 split of cost for the aeration project. Demand No. 196414 is for payments of several months of permits and the description of "connection fee" is in error. These are individual encroachment permits for street repairs and covers for roughly 4-5 months, at $400 per encroachment permit. Paul Carver stated that he is working with the City to develop a more acceptable permit fee. Director Williams encouraged staff to move ahead with a resolution. Director Ryan stated that it had been discussed at the City group and there was understanding it would be taken care of by the end of the year. Director Williams requested that it be added to the agenda for discussion with the next group meeting with the City of Lake Elsinore.

A motion was made by Director Guglielmana, seconded by Director Ryan and carried unanimously to:

1. ***Approve the Consent Calendar as presented.***

Item II.0 BUSINESS ITEMS

Item II.A - Consider Request of LNT Development, LLC Concerning Service Availability Letter, Cost Sharing and Reimbursement Agreement for APN 362-250-014 Clinton Keith Veterinary Hospital, Inc.

Norris Brandt explained this is regarding water and sewer service to the Veterinary Hospital off of Clinton Keith in Wildomar. Paul Carver provided a synopsis of the events that have taken place. He reported that the proposed veterinary hospital is a 6,000 square foot building located east of the 15 freeway. They have been working with staff for some months to find alternatives for water and sewer provisions for the building. They received approval from the Planning Commission to construct with onsite water and sewer; however, staff is concerned with the amount, quantity and strength of discharge from a facility of this type, and there is concern for groundwater contamination. Staff required the applicant to connect to the District's sewer system. The Wildomar Planning Commission approved an onsite well and water tanks to provide fire protection; however, the County Fire Marshall believes the proposal is not adequate and requires more pressure and/or storage for the property. Staff believes it will be more cost effective to construct a 12" water main, install a fire hydrant, and use the District's water service to provide service to the hospital itself. The property line is 300 ft. north of Clinton Keith, so there would be 350-400 feet of construction for each of the connections.

Discussion followed regarding potential for other developments in the area. Paul Carver answered that there is another one on Solida del Sol and another across the street where a community college may be constructed. Director Ryan asked if the District anticipates that development and if there is some kind of cost sharing when considering the lines. Mr. Carver explained that in the past, a reimbursement agreement had been offered so when the properties develop, they would pay the District, who in turn would reimburse the affected property owner the amount agreed to for the water and/or sewer. It is estimated that the cost for construction up to the 350-400 ft. mark would be $100,000 for a water and sewer line. Director Ryan also inquired whether that would accommodate the property across the street. Mr. Carver responded that it would and added that the reimbursement agreements are extended for a 10-year period. There is also another form of financial aid available to set up their water and sewer connection fees via a time payment agreement for a 6-year period at the current interest rate plus 2%. In this case, we would request a lien on the property for the period of time that the payments are being made. Director Lloyd stated that he noticed that on both options the sewer line is in excess of 200 ft. According to the District's Administrative Code and the California Water Code it's listed as not available for sewer. Mr. Carver responded that nothing in the Administrative Code restricts the District from requiring sewer extension beyond 200 ft. In our

development package, it is specifically stated, “although, the City and County agencies may not require a sewer connection; there’s nothing that prevents the District from requiring it.” Director Williams stated the 200 ft. rule applies when you’re trying to get a loan. If it’s a federal government loan such as FHA, VA, or Cal-vet all require that you hook up to sewer if you are within 200 ft. Director Williams asked how many edu’s this hospital takes and Mr. Carver answered that it is estimated at 3 edu’s, which is equivalent to multiple homes. Director Wicke asked if the cost sharing had been discussed. Mr. Carver responded that some aspects had been discussed, but there is no conclusion and they are reluctant to discuss constructing a sewer. Director Lloyd asked who printed up the two options that were presented and Mr. Carver stated that they were from the developer.

Deborah Luzuriaga, representing LNT Development showed a map of the proposed 3-acre project. She also reported that the building proposed consists of 6,000 square feet, with 4,500 square feet to serve the hospital. The other area would be used for meetings for continued education for staff in the future. The project is one building but there is a future pad for possible future development. The improvements are self financed and there is no opportunity to sell off any land. On September 2nd, the Wildomar Planning Commission reviewed the proposed project and the District submitted a letter requesting that this project, at LNT Development’s cost, install 660 feet of sewer line. This was denied, as it was concluded that it was too financially burdensome, however, the Planning Commission did condition the property that in the event the District should bring facilities to the property that LNT Development would be required to connect to the District’s facilities. After that meeting, the Fire Department expressed concerns over three tanks. In consideration, the Fire Department asked them to ask EVMWD for the ability to install a fire line. An onsite well system would be used for day to day operation. On September 14th, LNT Development asked permission from the District to install the line and several weeks went by without a response. On October 13th a meeting was held and staff purposed a cost sharing agreement (according to Administrative Code §3204.A). The proposed agreement consisted of the project bearing the construction costs for a 6-inch fire line and the District would take the cost above that to install a 12-inch fire line. LNT Development thought that was an agreeable solution. As stated previously, the City had conditioned connection to the sewer when the District brings the line to the property. Two days ago, LNT Development received an email from the Paul Carver indicating that the District had decided that LNT Development was to pay the entire cost. It was explained that staff decided that the project should not be allowed to be its own self contained utility and that installation costs and connection would be less than installing the proposed fire line and utilizing the proposed septic system. The information distributed to the Board showed the cost for the water line alone is $100K. Ms. Luzuriaga opined that staff is extremely incorrect on the cost of the sewer system. Prior proposals had been received by LNT Developer for the existing septic between $18K and $20K. She further stated that connection fees to EVMWD would be $28K. She also opined

that staff has not provided evidence that use of the proposed septic system would endanger the environment nor a reasonable bases for requiring this small project to install 660 ft. of line. They asked that the Board approve the October 13th proposed agreement that was reached between LNT Developer and the District's staff. They proposed to pay the cost to bring the water to the property if the District would waive the connection fees. Staff indicated that the 200 ft. requirement is not within the Administrative Code, but California Water Code Section 13281, subsection B. 3. says for the purposed of this subdivision a sewer system is available if a sewer system or building connected to a sewer system is within 200 ft. of the existing or proposed dwelling unit and in accordance with Section 713.4 of the Uniform Plumbing Code. Ms. Luzuriaga summarized that if this project can sustain itself using their own septic system, then they don't need the District's system. She explained that the plot that is in front of them is an improved plot that uses an onsite septic and an onsite well as everyone else up the street from Solida del Sol and along McGill Lane. Director Williams asked if all the other units were residential and she responded that they all were, but one and it is a house that was converted to a business. Options 1 and 2 were provided to the Board. Option 1 is preferred by LNT and Option 2 is a reflection of the supposed agreement made with staff on October 13 to install the waterline to the driveway and use a septic system until District sewer lines are brought to the property. Director Williams asked if this is a veterinary hospital for large animals. Ms. Luzuriaga clarified that they care for small animals, surgeries etc. She also stated that waste from the services provided are strictly monitored by Riverside County Hazardous Materials for all of their sharps and the only thing going down the drain is animal and people waste.

Director Williams asked Paul Carver to confirm that it was established that the property in question was equivalent to three residents and Mr. Carver confirmed that it was. Director Williams explained that he has concerns with hospitals using septic systems because of emerging constituents and the new TMDL enforcement. He asked Mr. Carver how other agencies calculate the fee for starting sewer service. Mr. Carver stated that the fee is based on square footage and is about the highest connection fee that we have for the various types of commercial uses; $8,800 per 1,000 square feet of connection. That's based on anticipated strength of the waste discharge stream. In this case, it would have animal feces, urine, blood, and left over pharmaceuticals that had been given to the animals. Director Williams gave an example of a project in which the District required a mobile home to run 1,800 feet of line on Gunnerson and entered into a reimbursement agreement. The Administrative Policy we have has been used for quite a while and we've required it of others. According to the Fire Department, the fire flow issue requires 1,500 gallons for two hours, equating to 180,000 gallons of available water. Based on past history, we have required developers to pay for the improvements to the system, including storage and pipelines and if there are other undeveloped lots between them and existing facilities, a reimbursement agreement would apply. Director Williams asked if the District is requiring them to oversize the facilities for the future. Mr. Carver

explained that we are not to that point yet. All surrounding properties are using wells. Director Williams explained that there is a major concern with putting chemicals into the ground with nearby wells. The doctor from the veterinarian hospital explained that 95% if the waste from the animals is picked up, put in the trash, and will not go in the drain. The issue regarding contamination should be minimal. Director Lloyd asked Mr. Carver, in consideration of the TMDL levels, how close is the closest well we can pull samples. Mr. Carver stated that it has not been researched.

Norris Brandt explained a bit about emerging constituents in that area and stated that there are a large number of septic tanks in that area. Director Ryan explained that for residential pretreatment, it costs $30,000 and Riverside County has become very strict on septic systems. We have studied the groundwater contamination in this basin and it is astronomical. Because of the concentration of population with septic tanks, our shallow groundwater has become contaminated and we are trying to eliminate septic tanks in the basin altogether. He opined he does not like septic systems. Director Wicke stated that he read Options 1 and 2, provided by the developer and agreed with Director Ryan about septic systems and with Mr. Brandt's point of when it's done, do it right the first time. He asked that staff meet again with the developer to come up with an agreement per the Administrative Code. Director Williams stated that the Engineering and Operations Committee should discuss a possible solution. He also asked that someone from Finance provide information on the reimbursement agreements and the District standards for the Committee. Ms. Luzuriaga asked if any type of reimbursement agreement would include more than ten years, because nothing has happened in more than ten years in that area. Director Williams responded that the Committee will address that question at the Engineering and Operations Committee Meeting.

Item II.B - Approve Water Supply Assessment for the Diamond Development and an Amendment to the Professional Services Agreement with Montgomery Watson Harza
Minute Order #4440

Mr. Brandt explained that in response to a request by the City of Lake Elsinore, the District has authorized Montgomery Watson Harza (MWH) to complete a Water Supply Assessment (WSA) for the proposed development known as the Diamond Development. A WSA is required by California law and looks at existing water demands of the District, including those will-serve letters already supplied to developers, evaluates existing and future water supplies that will be available for the next 20 years, and makes a recommendation as to whether this new development can be served by the District.

This proposed Diamond Development will be an 87.2 acre master planned mixed-use development of commercial, office, educational, entertainment, and residential uses located in the southeast portion of Lake Elsinore in the immediate vicinity of the existing Diamond Stadium. It is planned for 897,000 square feet of

retail, restaurants, and office space. In addition, a 150 room hotel is proposed, along with 600 multi-family dwelling units.

This Water Supply Assessment (WSA) shows that the District currently has an estimated demand of 35,400 acre-feet per year (AFY), which includes current customers, inactive accounts, projects with will-serve letters (including the Summerly Development), and this proposed Diamond Development. The current water supply from all sources is calculated to be 43,900 AFY, which indicates the District currently has a surplus supply of 8,500 AFY.

In addition to the current potable water supplies, there are four new planned projects that will add an additional 16,200 AFY, bringing the total available potable water supply to 60,100 AFY. This means that there is a future surplus of water of 24,700 AFY for average year demands.

Based on the existing water sources and listed future sources, the District has sufficient water to meet projected water demands for all developments with active will-serves, plus this proposed Diamond Development for the next 20 years.

On September 10, 2009, the Board approved a Professional Services Agreement (PSA) with MWH for WSA on one of the two developments presented at the time (Diamond and Alberhill Ridge). The amount approved for the Diamond Development was $26,485. This amount has been revised to $39,714, per the letter from MWH dated October 6, 2009. An amendment to the PSA in the amount of $13,229 is required. The District has received $40,000 from the developer to cover for this cost.

This item was presented at the November 3, 2009 Water Planning Committee meeting. After careful review, staff recommended approval of a WSA for the Diamond Development and an amendment to the PSA with MWH in the amount of $13,229.

Matthew Huang provided a summary presentation to the Board on the development and the WSA. He explained that a response is required to the City of Lake Elsinore Planning Department no later than November 20, 2009.

After the presentation, Director Wicke opined that the District will be in pretty good shape in view of the future plans. Mr. Huang reminded the Board that the list doesn't include every single development that may come to fruition in the next 5-20 years, but it does represent what we know for the next two years. Mr. Brandt assured the Board and emphasized that legislation is clear on what should be included in this WSA.

Dirctor Lloyd asked if the District moves ahead with this now and does not have additional allocation from WMWD will we be protected legally. Norris Brandt answered that this is a short term allocation situation, not part of longterm

planning. MWD provides a report that is used as a basis of the assessments. This report is provided every five years as part of their Urban Water Management Plan (UWMP). Director Lloyd expressed hesitation in the case that the Water Bond doesn't go through. Mr. Huang stated that this calculation is made without the promises made in the Water Bond. He, and Mr. Brandt agreed, that based on MWD's numbers, there will be sufficient water available.

This will be used as a CEQA document for a specific development; not for general planning purposes. John Brown agreed with Norris Brandt that if the General Plan is updated or amended, they can be legally challenged in the area of their environmental assessments. Director Ryan asked that this matter be discussed at the next City Group meeting. There are two counties and four cities who all prioritize their own development projects differently.

Director Williams asked if the increase in cost would be covered by the developer and Mr. Brandt confirmed that it would.

A motion was made by Director Wicke, seconded by Director Guglielmana, and carried unanimously to:

1. ***Approve the Water Supply Assessment for the Diamond Development;***

2. ***Approve Amendment No. 1 to the Professional Services Agreement with Montgomery Watson Harza in the amount of $13,229; and,***

3. ***Authorize the General Manager to execute the appropriate documents on behalf of EVMWD.***

Item IV.A GENERAL MANAGER'S REPORT

Norris Brandt reported for Mr. Young that we received a payment on behalf of multiple customers from Wal-Mart. They evidently have a bill payment service. We received this as an electronic funds transfer. Director Williams stated he performs notary work for postal annexes that perform bill payments for various utilities. He had been told that EVMWD is one of the most difficult agencies to make payments. Ms. Armstrong reported that we have not refused payments from other entities in the past and the system has not changed. Director Williams reiterated that he had been told that upon attempt for electronic payments through postal annexes, the payments take 5-14 days to come through. Ms. Armstrong stated that Wal-Mart has not arranged this through us and there are various ways to sign up for payments now, website, bank, online, etc. Director Williams asked if it's possible for someone to make a payment on behalf of a residence in which they have no authority to dwell. Ms. Armstrong stated that a person would have to provide the account number or other account information in

order to do this. After much discussion, Mr. Brandt stated that staff would continue to monitor the payments being made through Wal-Mart.

Mr. Brandt also reported that there was a leak on Longhorn, in Canyon Lake on Wednesday night. It started at approximately 5:00 p.m. and was taken care of by our crews, as there was no time to contact the contractor. It was repaired by 1:30 a.m. There was also a leak on Palomar and a crew was dispatched at 7:00 p.m. and worked 14 hours straight to repair it.

Item IV.B LEGAL COUNSEL'S REPORT

John Brown reported that Mike Ridell notified him of a comprehensive summary of the water package signed by the Governor and he provided copies for the Board.

Item V.0 COMMITTEE REPORTS

Director Lloyd reported on the Water Planning Committee meeting. The Water Production vs. Budget was reviewed and it looks as if we're doing better this year in Tier 2. There may be a need for amendment to the Administrative Code to reduce salt into the sewer system by stopping people from back flushing salt from their water softeners into the sewer system. The Regional Board is saying they may require permits in the future to have softeners. Norris Brandt explained how water softeners work. Director Lloyd also reported that the Lemon Grove Recycled Water Retrofitting Project is moving along and an amendment to the agreement for Lake Elsinore and Canyon Lake TMDL Task Force will include Menifee and Wildomar.

Director Wicke reported on the Engineering and Operations Committee meeting. He stated that Julius Ma has been participating in a workshop that takes place at SAWPA and provided a PowerPoint presentation in regard to the discharge of pharmaceuticals into the wastewater system. They've been meeting for a couple of years and have found that current treatment methods are not 100% effective for removal. Our treatment plants that discharge to the river will be monitored regularly; four samples per year. The cost is $1,000 per sample. There was a long discussion on the continued problems with noise associated with the Aeration system. Staff will be investigating the alternatives that were discussed and be ready to make recommendations at the next meeting. John Vega reported that the Canyon Lake Treatment Plant (CLWTP) has been off line for approximately two weeks and a maintenance program has been established to help facilitate a smoother operation when it's back online. He also reported on the quarterly Meeks and Daley Board Meeting. The Bunker Hill Basin is in overdraft of about 1,000 acre-feet and continually declining. It's about as bad as it was in 1955. There was discussion about the Palm Ave. Well delivering more water to Orange County and getting quality water from the Riverside area through Meeks & Daley assets back here and use it for recharge. The Sperry

Well should be ready in March and we are expecting to get 2,000 gpm. The funding from the State is paying for the wells, we have received $2.3 million, and they owe us another $400,000.

Director Guglielmana reported on the Legislation, Conservation, and Outreach Committee Meeting. The Committee donated $550 and 137 cases of water. The balance remaining is $17,150 in the account. Mr. Morrison gave the Committee a Legislative update and stated that several bills passed and information was provided for all of the Board members. Director Williams stated that he would like to take part in discussions regarding mandatory retrofits of homes. Greg Morrison explained that the bill that passed (SB407) this year that dealt with retrofit was not tied to the resale of the home and we remained neutral on this bill (SB407). Director Guglielmana also reported that a copy of the Riverside County's Landscape Ordinance was distributed and discussed. EVMWD does not have jurisdiction over land use but is asking the cities within our boundaries to adopt this ordinance; we believe we should also adopt the ordinance. She concluded by announcing that on November 21st, the Unity in the Community event will take place and the District will have a float.

Director Ryan commented positively on the Water Resource Optimization Plan and the Water Balance Report that was given at the Water Planning Committee meeting. He reported on a new software program the District has that redirects the water from different places and saves us money on our water purchases. He stated that the Water Balance Report has been developed quickly into a reliable source of showing the water we sell versus the reclaimed water and showing the tracking of percentages of loss. It's allowing them to see areas that are doing well and areas that need improvement.

Item VI.0 PUBLIC COMMENTS

The meeting was opened to public comments and there were none.

Item VII.0 DIRECTORS' COMMENTS AND REQUESTS

Director Guglielmana reminded everyone about the Unity in the Community Parade. Directors were encouraged to be by the Jr. High School, near Graham and Louis Streets, at 8:00 a.m.

Director Wicke reported that the Bond measure that made it through the legislature was helped by ACWA and it is a very positive thing. $1.25 Billion is set aside for recycling and conservation. He encouraged staff to fully take advantage of funding opportunities for recycling and specifically for Tuscany Hills. He also reported about the second fish kill in Canyon Lake. He stated that it was the worst ever and an excellent article was published by the Friday Flier about it. He asked that copies be made for each of the Directors.

The last item to report by Director Wicke was regarding the bill received by the North Shore Condominium Association in his area; however, the bill was for 18 units. He asked that a letter be incorporated into the record commending Tina Christensen, of our Customer Service Department for her help in resolving the issues. He also requested that it be included in Ms. Christensen's personnel file. He also opined that the department has done an excellent job handling questions of the public.

Director Lloyd reported that he reviewed AB11, an energy efficient bill that he thinks we could modify by adding sewer connection fees and make it into an environmentally efficient bill. He contacted Kevin Jeffries' office and the Assembly's Speaker, but never received a reply. Greg Morrison responded that there was a bill passed that does give the potential to issue debt for septic conversions to property tax bills. He offered to bring more information about the bill to the Board.

Director Williams reported that he had lunch today with the new City Manager of Wildomar and was told that there hasn't been a group meeting yet. He would like to schedule a meeting soon. Director Williams also reported that an issue with the City of Lake Elsinore Planning Commission is that they do not know how the Water District works and asked for a meeting with all of the Planning Commissions to provide a PowerPoint presentation to explain how our infrastructure is installed.

Item VIII.0 CLOSED SESSION

The Board adjourned to Closed Session at 5:57 p.m. to discuss:

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS APNs: 375-163-029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039 and 040, 375-163-049, 056, 057, 375-293-012, 375-293-013, 017, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, & 069 Lake Elsinore; Negotiators: Ronald E. Young-EVMWD, and Country Club Holdings, LLC . Under negotiation: Price

B. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION Significant exposure to litigation pursuant to subdivision (b) of Government Code (5 potential cases)

C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Subdivision (a) of Section 54956.9) Elsinore Valley Municipal Water District v. R. & H. Wildomar LLC, Riverside Superior Court Case No. RIC 460663

D. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Subdivision (a) of Section 54956.9) Elsinore Valley Municipal Water District v. City of Lake Elsinore (3rd Street), Riverside County Superior Court Case No. RIC 431267

E. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Subdivision (a) of Section 54956.9) City of Banning v. James Jones Construction, et al., Los Angeles County Superior Court Case No. BC321513

F. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Subdivision (a) of Section 54956.9) California Polytechnic State University Foundation. v. Elsinore Valley Municipal Water District, Riverside Superior Court Case No. RIC 525633

G. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Subdivision (a) of Section 54956.9) Mingus Constructors Inc. v. Elsinore Valley Municipal Water District, Riverside Superior Court Case No. RIC 508757

H. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to subdivision (a) of Government Code Section 54956.9) R&H Wildomar 1, LLC v. The Elsinore Valley Municipal Water District and Does 1 through 20, Case No. RIC 517668

I. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to subdivision (a) of Government Code Section 54956.9) Mark Bolanos v. Canyon Lake Property Owners Association, et al., Case No. RIC 468434 [Appellate Case Nos. E048280 and E048622] ***MO #4441***

The Board reconvened to open session at 6:20 p.m. and action was taken on Item I. The Board approved the comprehensive settlement agreement with Mr. Bolanos and asked for an agenda item next meeting to discuss the standby fee for the Morris property off the Ortega Highway.

Item IX.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 6:20 p.m.

_____
Phil Williams, President of the
Board of Directors of the
Elsinore Valley Municipal Water District

ATTEST:

_____
Terese Quintanar, Secretary to the
Board of Directors of
Elsinore Valley Municipal Water District

ATTACHMENT J

INITIAL STUDY FOR A

MITIGATED NEGATIVE DECLARATION FOR THE

CLINTON KEITH ANIMAL HOSPITAL

(PROJECT 08-0133)

ZONE CHANGE

PLOT PLAN

Lead Agency:

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

October 2009

TABLE OF CONTENTS

I. INTRODUCTION 1

A. PURPOSE 1
B. TECHNICAL STUDIES 1
C. CHANGES FROM DRAFT TO FINAL INITIAL STUDY/MND 1

II. PROJECT DESCRIPTION 3

A. PROJECT LOCATION AND SETTING 3
B. PROJECT DESCRIPTION 5

III. ENVIRONMENTAL CHECKLIST 7

A. BACKGROUND 8
B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 9
C. DETERMINATION 10

IV. ENVIRONMENTAL ANALYSIS 11

1. AESTHETICS. 11
2. AGRICULTURE RESOURCES. 14
3. AIR QUALITY. 16
4. BIOLOGICAL RESOURCES. 21
5. CULTURAL RESOURCES. 25
6. GEOLOGY AND SOILS. 29
7. HAZARDS AND HAZARDOUS MATERIALS. 33
8. HYDROLOGY AND WATER QUALITY. 37
9. LAND USE AND PLANNING. 41
10. MINERAL RESOURCES. 43
11. NOISE. 44
12. POPULATION AND HOUSING. 48
13. PUBLIC SERVICES. 50
14. RECREATION. 53
15. TRANSPORTATION/TRAFFIC. 54
16. UTILITIES AND SERVICE SYSTEMS. 58

V. MANDATORY FINDINGS OF SIGNIFICANCE 62

VI. COMMENT LETTERS 64

FIGURES

FIGURE 1 - LOCATION MAP 3

FIGURE 2 - SITE PLAN 6

FIGURE 3 - AERIAL OF PROJECT SITE 7

TABLES

TABLE 1 - ENVIRONMENTAL ASSESSMENT CHECKLIST 9

TABLE 2 - MITIGATED AVERAGE DAILY CONSTRUCTION AIR POLLUTION EMISSIONS 17

TABLE 3 - MITIGATED AVERAGE DAILY OPERATIONAL & AREAWIDE AIR POLLUTION EMISSIONS 18

TABLE 4 - MITIGATED CARBON DIOXIDE AIR POLLUTION EMISSIONS 18

TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS 55

TABLE 6 - ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT 55

I. INTRODUCTION

A. PURPOSE

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

B. TECHNICAL STUDIES

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

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

C. CHANGES FROM DRAFT TO FINAL INITIAL STUDY/MND

The applicant originally proposed to utilize a new onsite well system for potable water, which included water to be stored in three 5,000 gallon tanks on the northwest corner of the property. Following the preparation of the Draft Initial Study, the Riverside County Fire Department and Elsinore Valley Municipal Water District, have required that a water line from the existing water main in Clinton Keith Road to the property be installed for potable water and fire protection. The Initial Study has been revised in the Hydrology Section and Utilities and Service Systems Section to reflect the project changes and includes a discussion on the potential impacts.

Two comment letters were received during the public comment period regarding the Initial Study including Elsinore-Murrieta-Anza Resource Agency and Riverside County Flood Control District and Water Conservation District. The letters are attached to the end this document. Elsinore-Murrieta-

Anza Resource Agency had no objections to the Initial Study for the Mitigated Negative Declaration. Riverside County Flood Control District and Water Conservation District requested payment of fees and a Water Quality Management Plan, which are included in the standard conditions of approval for the project. No additional changes were made to the document from the agency comments.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

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

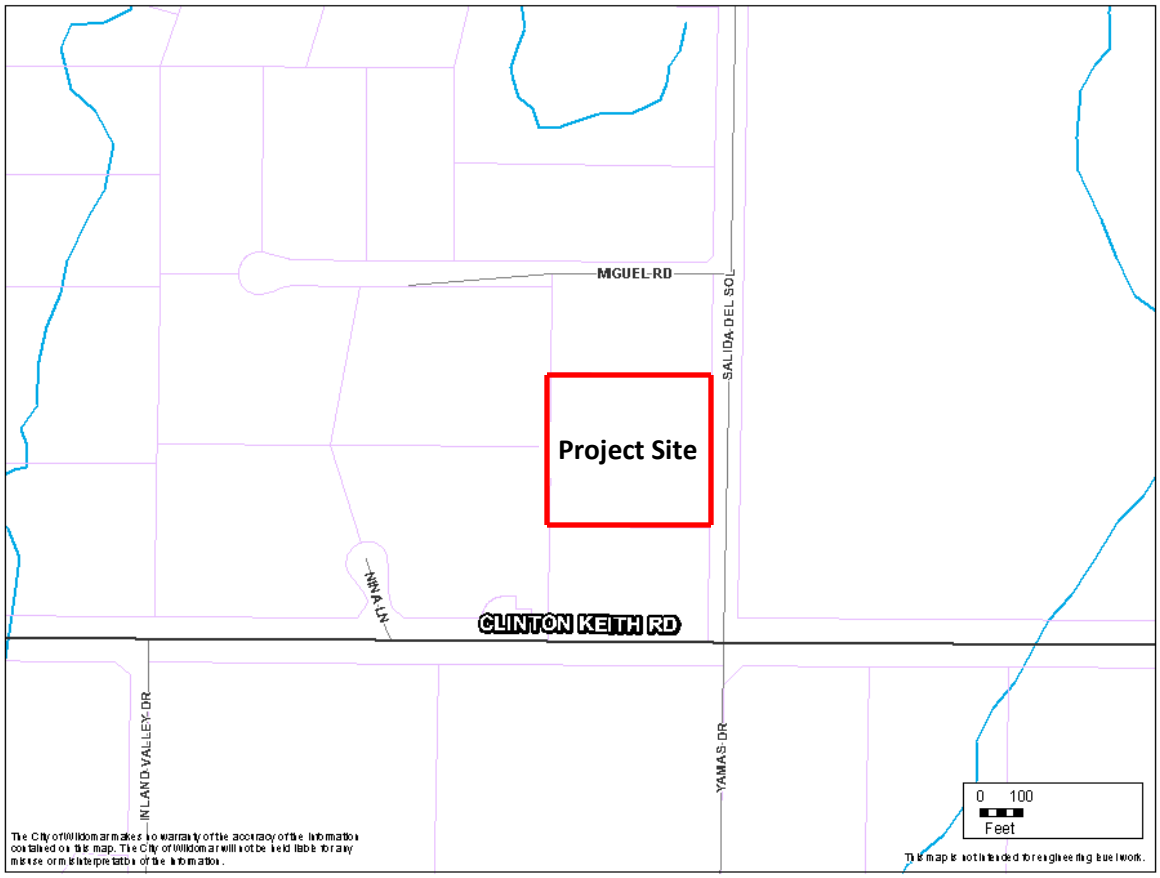
The proposed project site is located in the southeast portion of the City roughly 0.75 miles east of Interstate 15. The surrounding area is mostly vacant with several mobile/single-family homes and parked vehicles on large lots to the north, south and west. The lots directly east of the project site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

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

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

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

FIGURE 1 – LOCATION MAP



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

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

B. PROJECT DESCRIPTION

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

Change of Zone

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

Plot Plan

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

Future Project Component

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

FIGURE 2 – SITE PLAN

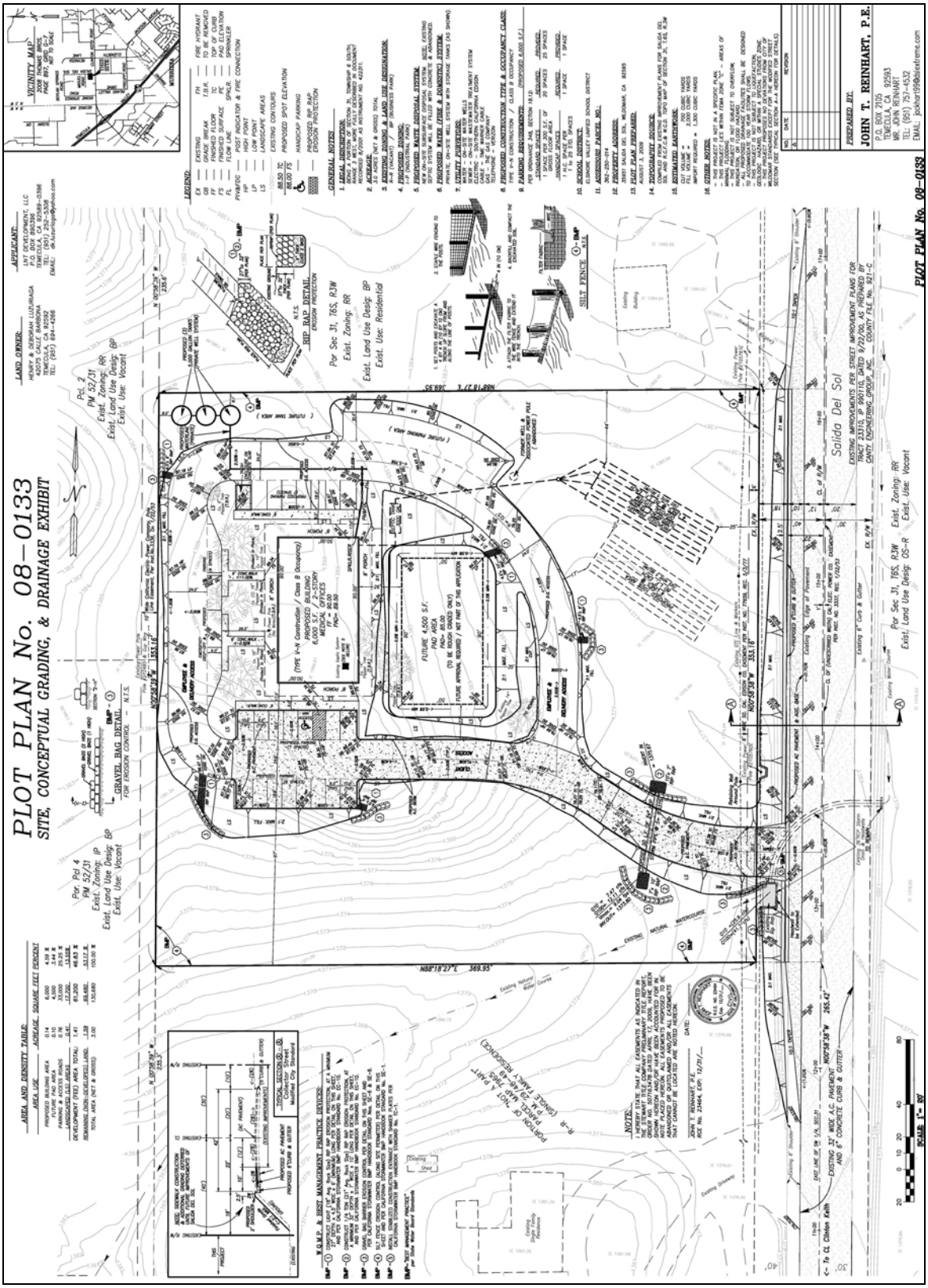


FIGURE 3 – AERIAL OF PROJECT SITE

III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Project Title:**

   Clinton Keith Animal Hospital (08-0133)

2. **Lead Agency Name and Address:**

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

3. **Contact Person and Phone Number:**

   Alia Kanani; (951) 677-7751

4. **Project Location:**

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

5. **Project Sponsor's Name and Address:**

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

6. **General Plan Designation:**

   Current: Business Park (BP)

   Proposed with General Plan Amendment: No changes proposed.

7. **Zoning:**

   Current: Rural Residential (R-R)

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

8. **Description of Project:**

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

9. **Surrounding Land Uses and Setting:**

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

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

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

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

10. Other Public Agencies Whose Approval is Required:

None.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology and Soils
☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/ Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

C. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Printed Name	Title

IV. ENVIRONMENTAL ANALYSIS

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

DISCUSSION

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

Less Than Significant Impact.

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

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

No Impact.

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

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

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

Less than Signifigant.

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

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

Less Than Significant Impact.

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

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

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

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

None**.**

2. AGRICULTURE RESOURCES. Would the project:				
Issues	**Potentially Significant Impact**	**Less Than Significant with the Incorporated Mitigation**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				

DISCUSSION

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

No Impact

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

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

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

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

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

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

Less Than Significant Impact

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Less Than Significant Impact

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

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

AQ-1 The City of Wildomar will require construction contractors to apply water to the disturbed portions of the project site at least three times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the City of Wildomar will require contractors to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.

AQ-2 The project will comply with regional rules such as SCAQMD Rules 402, 403 and 404, which would assist in reducing short-term air pollutant emissions. These dust suppression techniques are summarized below.

a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.

b. All onsite roads will be paved as soon as feasible or watered periodically or chemically stabilized.

c. All material transported offsite will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.

e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

AQ-3 All material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.

AQ-4 All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the City and the contracted construction company with penalty clauses for violation of this speed limit.

AQ-5 All engines will be properly operated and maintained. Proper tune for all diesel-powered vehicles and equipment in the South Coast Air Basin requires that fuel injection timing be retarded 2 degrees from the manufacturer's recommendation and use high pressure injectors.

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

DISCUSSION

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

Less than Significant Impact

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

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

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

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

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

Less than Significant Impact

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

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

Less than Significant Impact

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

resources.

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

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

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

CUL-2 At least 30 days prior to seeking a grading permit, the project applicant shall contact the appropriate Tribe[1] to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

CUL-3 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

CUL-4 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.

CUL-5 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

CUL-6 If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Developer, the project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar.

CUL-7 Prior to the issuance of a grading permit, the developer shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project proponent shall notify the City of Wildomar and retain a qualified

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

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

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

DISCUSSION

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

Less Than Significant Impact with Mitigation Incorporated

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

ii) Strong seismic ground shaking?

Less Than Significant Impact with Mitigation Incorporated

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

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact with Mitigation Incorporated

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

iv) Landslides?

No Impact

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

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

Less than Significant with Mitigation Incorporated

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

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

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the California Building Code and City of Wildomar Municipal Code.

2. Prior to issue of a grading permit, the applicant shall provide an updated soils report to the City of Wildomar Building Department to address expansive soils.

MITIGATION MEASURES

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

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

DISCUSSION

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

Less Than Significant Impact

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

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

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

Less Than Significant Impact

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

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

No Impact

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

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

No Impact

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

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

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

No Impact

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

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

No Impact

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

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

No Impact

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

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

Less Than Significant Impact

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

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

STANDARD CONDITIONS & REQUIREMENTS

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

2 Prior to the issuance of grading and building permits, grading and building plans shall be approved by the Riverside County Fire Department.

MITIGATION MEASURES

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

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

DISCUSSION

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact

The previous residence on the project site utilized onsite wells for potable water. The existing well has been abandoned and will be filled with concrete. The revised project proposes a 12 inch water line will be constructed from Clinton Keith Road, along Salida del Sol, to the driveway of the project site to be used for potable water and fire protection. The project applicant will be required to obtain a Final Will Serve Letter issued by EVMWD outlining the conditions of water service. Receipt of the Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to the proposed project prior to the issuance of building permits. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g.. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant and no mitigation measures are required.

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

Less Than Significant Impact

The project as proposed will not alter the course of any river or stream and will not alter the

current drainage pattern in such a way as to cause flooding. The current drainage pattern on the site primarily runs northeast to southwest from Salida del Sol to the southeast corner of the property. This drainage pattern is expected to remain the same after the project is constructed. The project engineer has designed a drainage pipe across the driveway to ensure that the current sheet flows continue to follow the natural drainage flow on this portion of the property. Consequently no impacts are anticipated and mitigation measures are required.

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

f) Otherwise substantially degrade water quality?

Less Than Significant Impact with Mitigation Incorporated

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

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

No Impact

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

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

Less Than Significant Impact

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

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

No Impact

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

j) Inundation by seiche, tsunami, or mudflow?

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

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

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

DISCUSSION

a) Physically divide an established community?

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

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

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

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

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

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

Less Than Significant Impact with the Incorporated Mitigation

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

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

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

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

- All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May).

- All construction activities shall comply with the noise ordinance performance standards where technically and economically feasible.

- Where practicable, during the construction phase of the proposed project, the construction contractor shall utilize construction methods or equipment that will provide the lowest level of noise impact, i.e., use newer equipment that will generate lower noise levels.

- During all project site excavation and grading activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

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

DISCUSSION

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Issues	**Potentially Significant Impact**	**Less Than Significant with the Incorporated Mitigation**	**Less Than Significant Impact**	**No Impact**
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?				✓
e) Other public facilities?			✓	

DISCUSSION

a) Fire protection?

Less Than Significant Impact

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

b) Police protection?

Less Than Significant Impact

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

c) Schools?

Less Than Significant Impact

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

d) Parks?

No Impact

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

e) Other public facilities?

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to issuance of any building permit, the developer shall pay the required Development Impact Fees for police and fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance.

2. Prior to issuance of any building permit, the developer shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance.

MITIGATION MEASURES

None.

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

DISCUSSION

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

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

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

TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS

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

* From Circulation Element of the Wildomar General Plan

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

TABLE 6 – ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT

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

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

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

Less Than Significant Impact

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

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

No Impact

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

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

Less Than Significant Impact

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

e) Result in inadequate emergency access?

Less Than Significant Impact

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

f) Result in inadequate parking capacity?

Less Than Significant Impact

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

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

2. Prior to issuance of any building permit, the developer shall pay the appropriate Transportation Uniform Mitigation Fee

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

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

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

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

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). The previous residence on the project site utilized an onsite well for potable water. The existing well has been abandoned and will be filled with concrete. Currently, there are no water mains or infrastructure along Salida del Sol. The revised project proposes a 12 inch water line will be constructed from Clinton Keith Road, along Salida del Sol, to the driveway of the project site to be used for potable water and fire protection. The project applicant will be required to obtain a Final Will Serve Letter issued by EVMWD outlining the conditions of water service. Receipt of the Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to the proposed project prior to the issuance of building permits. The proposed project will create additional demand for water supplies, including EVMWD and the impact is considered to be less than significant.

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

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

Less Than Significant Impact

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

proposed, no significant impacts are anticipated.

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

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). The previous residence on the project site utilized an onsite well for potable water. The existing well has been abandoned and will be filled with concrete. Currently, there are no water mains or infrastructure along Salida del Sol. The revised project proposes a 12 inch water line will be constructed from Clinton Keith Road, along Salida del Sol, to the driveway of the project site to be used for potable water and fire protection. The project applicant will be required to obtain a Final Will Serve Letter issued by EVMWD outlining the conditions of water service. Receipt of the Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to the proposed project prior to the issuance of building permits. The proposed project will create additional demand for water supplies, including EVMWD and the impact is considered to be less than significant.

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

1. The applicant shall obtain a Final Will Serve Letter from Elsinore Valley Municipal Water District to ensure that sufficient capacity for water is available to serve the proposed project prior to the issuance of building permits.

2. The applicant shall obtain approval from the Riverside County Department of Environmental Health for the use of a new onsite subsurface disposal system.

MITIGATION MEASURES

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

V. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

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

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact with Mitigation Incorporated

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

VI. COMMENT LETTERS

Elsinore - Murrieta - Anza
Resource Conservation District

August 20, 2009

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

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

Dear Ms. Kanani,

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

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

Sincerely yours,
Elsinore – Murrieta - Anza
Resource Conservation District

John B. Rogers, P.E.
General Manager

•21535 Palomar St # A•Wildomar•CA.•92595•
•Phone (951-609-0066 Fax (951-609-0066•

WARREN D. WILLIAMS
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

126783

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RECEIVED
SEP 11 2009
CITY OF WILDOMAR

September 9, 2009

Ms. Alia Kanani
City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Dear Ms. Kanani:

Re: Notice of Intent to Adopt a Mitigated Negative Declaration for the Clinton Keith Animal Hospital

This letter is written in response to the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the Clinton Keith Animal Hospital. The proposed project consists of a plot plan to construct a 6,000 square foot veterinary hospital on a 3.0 acre site and a zone change from Rural Residential to Industrial Park. The project also includes rough grading for a future 4,500 square foot pad area.

The Riverside County Flood Control and Water Conservation District (District) has reviewed the MND and has the following comments about the proposed Clinton Keith Animal Hospital boundary:

1. This project is located within the limits of the Murrieta Valley sub-watershed of the District's Murrieta Creek Area Drainage Plan, for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

2. The City of Wildomar is a co-permittee under the Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit for the Santa Margarita River (SMR) Watershed adopted by San Diego Regional Water Quality Control Board. This permit requires development of a project specific Water Quality Management Plan (WQMP) for certain categories of new development and significant redevelopment projects, including housing subdivisions of 10 or more dwelling units, to implement site, source and treatment control best management practices (BMPs). The BMPs are intended to minimize the discharge of pollutants in stormwater and to prevent non-stormwater discharges to the MS4. A copy of the adopted order is available at www.swrcb.ca.gov/rwqcb9/. A copy of the WQMP guidance document (Appendix O to the Drainage Area Management Plan) is available at http://www.rcflood.org.

Very truly yours,

DALE V. ANDERSON
Engineering Project Manager

c: TLMA
Attn: Kathleen Browne

JRJ:DVA:blj

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: December 9, 2009

TO: Honorable Mayor Farnam, Members of the City Council

FROM: David Hogan, Director of Planning

SUBJECT: DLC Almond Office

Zone Change and Conditional Use Permit 09-0265 – The project proposes to change the zoning from Rural Residential (R-R) to General Commercial (C-1/C-P) for three parcels and a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) including a nursery/materials yard on the on the west side of Almond Street on the northwest corner of Almond Street and Bundy Canyon Road in Wildomar, California.

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

STAFF REPORT

RECOMMENDATION:
The Planning Commission recommends that the City Council:

1. Adopt a resolution entitled:

RESOLUTION NO. 09 - 79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 09-0265 THAT IS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

2. Adopt an ordinance entitled:

ORDINANCE NO. 40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR THREE PARCELS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD, FROM

RURAL RESIDENTIAL TO GENERAL COMMERCIAL, KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

3. Adopt a resolution entitled:

RESOLUTION NO. 09 - 80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, DENYING CONDITIONAL USE PERMIT 09-0265 ON A 1.54 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD AND KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052

BACKGROUND:
The applicant is proposing the installation of a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard on the on the west side of Almond Street (366-210-052). The project will also include a change of zone for the project site (366-210-052) and the two adjacent parcels to the south (366-210-053 and 366-210-054), which are 1.56 gross (1.10 net) acres and 1.44 gross (1.16 net) acres in size respectively. This project was considered by the Planning Commission at the October 7, 2009 and November 4, 2009 meetings.

The proposed project, an adminstrative office and nursery/materials yard for a commercial landscaping business, is located on a 1.54 gross (1.45 net) acre site on the on the west side of Almond Street (366-210-052) approximately 210 feet from the intersection of Almond Street and Bundy Canyon Road. Adjacent to the project site to the south are two parcels (366-210-053 and 366-210-054). These parcels, which are 1.56 gross (1.10 net) acres and 1.44 gross (1.16 net) acres, are part of the change of zone application. The three parcels have a General Plan Land Use designation of Commercial Retail (CR) and are zoned Rural Residential (R-R).

All three parcels are owned by the same property owner and are mostly vacant with the exception of several mobile homes. The current drainage pattern on the site is primarily to the southwest across all three properties from Almond Street to Bundy Canyon Road. The project site, including the adjacent properties to the south, is fairly flat with elevations ranging from 1337 feet above mean sea level to 1346 feet above mean sea level. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees. The location of the project is provided in Attachment D.

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

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

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

The applicant proposes to install a 5,280 square foot, one-story modular building in the northeast corner of the 1.54 acre site (see Attachment F). The property owner, Moralez Enterprises, currently runs a commercial landscaping business in the City of Winchester. The new location on Almond Street will function as the company's corporate headquarters, replacing the sales and administrative operations currently located in Winchester. According the applicant, the modular building will include office space for administrative and sales staff, meeting rooms, administrative training rooms, a video conference room for the company's products and services and other basic office amenities. The rear of the property will be utilized as a nursery and materials yard for the display landscaping materials and staging area for the landscaping company. Proposed business hours of operation are 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. The landscaping company will be closed on Sundays. The owner anticipates that he will have 12 full-time employees at the Almond Street location.

The property owner also owns the two parcels to the south (366-210-053 and 366-210-054) that will be part of the change of zone. At this point the property owner does not have any development plans for the parcels.

DISCUSSION:
The General Plan Land Use Designation for the project site is Commercial Retail (CR). According to the Wildomar General Plan, the Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed adminstrative office and nursery/materials yard for a commerical landscaping business is consistent with the Commercial Retail area and would conform to the General Plan policies including LU 23.1, which accommodates for the development of commercial uses in areas appropriately designed by the General Plan and area plan land use maps. In addition, General Plan policy LU 23.4 which accommodates for community-oriented facilities, such as telecommunications centers, public meeting rooms, daycare facilities and cultural uses.

Currently, the proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The proposed use, an adminstrative office and nursery/materials yard for a commercial landscaping business, is inconsistent with the R-R zoning designation, rural residential, and therefore the use would not be allowed in the R-R zone. The project applicant submitted an application for a zone change from Rural Residential (R-R) to General Commercial (C-1/C-P). The applicant is requesting to change the zoning on the site to General Commercial (C-1/C-P).

Commercial offices and nurseries are both permitted uses in the General Commercial zone with approval of a plot plan under Chapter 17.72 of the Wildomar Zoning Code. An outside material sales yard over 200 square feet is permitted with approval of a conditional use permit. The zone change application also includes the adjacent parcels south of the project site. The proposed zone change from Rural Residential to General Commercial for all three parcels would be consistent with the General Plan Land Use Designation of Commercial Retail. The zone change is consistent based upon the surrounding land uses designations as shown in the General Plan Land Use Map.

Chapter 17.72.030 of the Wildomar Zoning Code specifies the development standards for the projects located in the General Commercial Zone. There are no yard requirements for buildings which do not exceed 35 feet in height expect as required for a specific plan. The modular building does not exceed 35 feet and the project is not part of a specific plan. The 5,280 square foot modular building will be located in the northeast corner of the lot 16.5 feet from the front property line and 10 feet from the northern (side) property line. The building will be the company's corporate headquarters for DLC. The floor plan for the project included an open office area, eleven smaller offices, one large open office, a conference room and men's and women's restrooms.

The nursery and materials yard will be located in the rear of the property. The applicant will utilize the area to display landscaping materials and for staging. The plot plan shows fourteen 8-foot wide concrete material bins. The material bins will display landscape materials commonly used on DLC projects including bark, mulch, colored wood products, sand, gravel, boulders and composted soils. The material bins will be constructed of inter-block wall and can easily be removed if needed. There will also be

an area for boxed trees, two 10-yard roll offs for green waste, areas for plants, shrubs, trees and other landscaping materials.

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

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

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

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

A preliminary landscaping plan was prepared by Alhambra Group for the proposed project. The preliminary landscape plan proposes to concentrate landscaping around the building, parking areas and along the edge of Almond Street. The landscaping plan shows twenty-one Fern Pine (*Podocarpus Gracilior*) trees and eight Chinese Pistache (*Pistacha Chinensis*) trees along the perimeter of the modular building and parking lot. As for shrubs, the preliminary landscaping plan proposes a variety of scrubs including but not limited to Lily of the Nile (*Agapanthus Africanus 'Queen Anne'*), Fortnight Iris (*Dietes Vegeta*), and Indian Hawthorne (*Raphiolepis Indica 'Clara'*). The shrubs will be

planted around the modular building, along the parking areas, driveway and behind the concrete material bins on the northern property line. Following the October 7, 2009, the applicant proposed to continue the landscaping the entire length of the property line to the north and along the western property line to better screen the project from the surrounding properties. In addition, the proposed boxed trees will remain along the rear property line and will provide screening. When the landscape construction and irrigation plans are submitted to the City, staff will evaluate the final locations for all of the proposed plant materials to ensure adequate shading and screening. All landscaping will be required to comply with City of Wildomar standards for coverage, quantity, type, and location.

PLANNING COMMISSION DELIBERATIONS

The Planning Commission initially considered this project on October 7, 2009. At the public hearing the Commission approved the Mitigated Negative Declaration 09-0265 and Change of Zone 09-0265. The Planning Commission decided to continue the request for Conditional Use Permit 09-0265 to the next meeting on November 4, 2009. During this first hearing the Commission expressed concerns regarding the interim use of site for adminstrative office and nursery/materials yard for a commercial landscaping business. As a result the City Attorney suggested that he have an opportunity to development language or conditions of approval to address the Commission's concerns about this interim project becoming a permanent use. A copy of the original conditions of approval which were presented to the Planning Commission are contained in Attachment I.

On November 4, 2009, the request for approval of the conditional use permit was brought back before the Commission. At the public hearing the City Attorney recommended that if the Commission wanted to ensure that the continued operation of the commercial landscaping business does not become permanent, that an amortization period be established. An amortization period would allow the use of the facility/site for a set period of time before the Planning Commission holds a public hearing to provide the property owner an opportunity to address the Commission before the business activity is required to cease. Staff recommended that the Planning Commission consider an amortization period of 7-10 years and provided the Commission with revised conditions of approval to include an amortization period. The applicant's representative requested that the commission approve the project with an amortization period of seven years.

During the November 4th hearing several residents spoke out against the project regarding the potential traffic impacts to Almond Street and the surrounding residential neighborhood that would result from implementation of the proposed project. The residents were concerned that the additional traffic would present safety issues for students that walk to and from Elsinore High School. The Planning Commission discussed the traffic and safety concerns brought forth by the residents. In response to the concerns brought forth by the residents, the applicant agreed to improve Almond Street from the property to the corner of Almond Street and Bundy Canyon Road including the installation of sidewalk, curb and gutter. The extension of the sidewalk from the applicant's property to the corner of Almond Street and Bundy Canyon would

help to provide a safer path of travel for students walking to and from Elsinore High School. After closing the public hearing, the Planning Commission held a lengthy deliberation regarding the project. Several motions to approve the project were made and failed. In an attempt to address some of the concerns brought forth by the Planning Commission, the applicant's representative made an offer to remove the nursery/materials yard component from the project. Consequently, a motion was made to approve the project with an office only and no nursery/materials yard, however the motion failed. Finally, the Planning Commission made a motion to recommend denial of Conditional Use Permit 09-0265 to the City Council. The vote on this item was three in favor denial and two opposed to the denial.

As a result of the Planning Commission hearings, two significant policy issues emerged from proposed project. The two policy areas are (1) interim development and (2) the use of amortization periods.

While the applicant is currently proposing modular building for the administrative operations and a nursery/materials yard for a commercial landscaping business, it is the applicant's intention to develop all three parcels property with a permanent commercial project once the market conditions improve. Several members of the Planning Commission were concerned with the approving an administrative office and nursery/materials yard for a landscaping business would not necessary be the highest and best use for the property. At both hearings, the Planning Commission struggled with the idea of approving a project that would be an interim development. Interim development is defined as project that is permitted use and is consistent with the zoning code but may not be developed to the full architectural standard that would normally be required. Interim development would still be required to provide basic public improvements.

The other policy issue that arose from the hearings surrounded the level of certainty and ability to control an interim use/development. The Commission expressed concern that if they approved an interim project, would the amortization period guarantee that the temporary use would not become permanent. According to the City Attorney, amortization periods are 80-90% certain at limiting the determined use. Also, if the length of the interim use were based on improving market conditions, there is no guaranteed timeframe for market conditions to improve and therefore no timeframe to when a permanent development would occur.

The Planning Commission recommends that the City Council adopt Mitigated Negative Declaration 09-0265 and approve Zone Change 09-0265 as recommended for approval by the Planning Commission on October 4, 2009. Staff requests that the City Council provide direction on these policy issues and consider the Planning Commission's recommendation to deny Conditional Use Permit 09-0265.

FINDINGS:

Zone Change

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

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

Conditional Use Permit

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

The General Plan Land Use Designation for the project site is Commercial Retail (CR). The proposed zone change is from Rural Residential (R-R) to General Commercial (C-1/C-P). The change of zone to General Commercial would be consistent with the Commercial Retail General Plan Land Use Designation and would allow for an adminstrative office and nursery/materials yard for a commercial landscaping business. Approval of a conditional use permit is required for the outside material sales yard component of the project under Chapter 17.72 of the Wildomar Zoning Code. The an adminstrative office and nursery/materials yard for a commercial landscaping business is consistent with

the intent of the Zoning Ordinance since it meets/or exceeds the minimum development standards of the General Commercial as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking. Additionally, conditions have been added to the project to ensure that all the minimum requirements of the City Municipal Code are met. Further, the applicant would be required to comply with these conditions prior to obtaining building or grading permits.

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

Note: In recommending denial of the condition use permit, the Planning Commission determined that the following finding could not be met. The Planning Commission's denial Finding is provided below.

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

The proposed use of the site as an adminstrative office and nursery/materials yard for a commercial landscaping business will exacerbate already poor traffic conditions along Almond Street which will create a health and safety problem for local residents and the children attending the nearby school as well as the school buses which use Almond Street to access Elsinore High School. Almond Street is a designated collector street with a 60 foot right-of-way. Students and school traffic routinely use Almond Street to access Elsinore High School from Waite Street. In addition, Almond Street is utilized by parents as a pick-up and drop-off location for students. The area along Almond Street is primarily a residential area and increased office traffic and truck traffic in connection with the proposed commercial project will be detrimental to the health, safety and welfare of the community because the residents will be subject to increased noise and traffic congestion on residential streets.

Furthermore, the adminstrative office and nursery/materials yard for a commercial landscaping business is proposed as a interim use for the area until the site can be developed with a permanent retail commercial project. Proposing an interim use is not in the City's best interest and would be detrimental to the general welfare of the community. The interim use could turn into a permanent use if the future economic climate does not encourage a retail commercial project to be developed on the site in its place. In addition, requiring the applicant to vacate the premises after a certain number of years may create a situation where the City is forced to incur significant expenses in order to enforce that requirement.

ENVIRONMENTAL ASSESSMENT:

The Planning Department prepared and circulated an Initial Study for the Mitigated Negative Declaration for Planning Application 09-0265. A notice was published in The Californian, and was mailed to all property owners within a 300 foot radius of the project site. A copy of the environmental review document was also circulated to potentially interested agencies and was available for public review at City Hall. The document was available for review from September 16, 2009 to October 5, 2009. No "Potentially Significant" impacts were identified in the Initial Study. However, there were impacts determined to be "Less than Significant" with mitigating factors and mitigation measures identified in the Initial Study. During the public review period, the City received two comment letters concerning the proposed project. The Pechanga Cultural Resources Temecula Band of Luiseño Mission Indians requested that they continue to be notified of all environmental documents and public hearings regarding this project. They were satisfied with the mitigation measures included in the Initial Study. On November 16, 2009, a comment letter was received from the Riverside County Flood Control and Water Conservation District. Riverside County Flood Control District and Water Conservation District is requiring payment of fees and a Water Quality Management Plan, which are included in the standard conditions of approval. The Initial Study and Mitigated Negative Declaration are contained in Attachment Exhibit J.

ATTACHMENTS:

A. Resolution for Mitigated Negative Declaration
B. Ordinance for Zone Change 09-0265
   Exhibit A - Change of Zone Map
C. Resolution Denying Conditional Use Permit 09-0265
D. Location Map
E. Change of Zone Map
F. Plot Plan
G. Elevations
H. Floor Plans
I. Original Conditions of Approval for Conditional Use Permit 09-0265
J. Initial Study/Mitigated Negative Declaration
K. Letter from Pechanga Cultural Resources Temecula Band of Luiseño Mission Indians
L. Riverside County Flood Control and Water Conservation District

Submitted by:

_____
David Hogan
Planning Director

Approved By:

_____
Frank Oviedo
City Manager

ATTACHMENT A

RESOLUTION NO. 09 - 79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR PROJECT NO. 09-0265 THAT IS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

WHEREAS, an application for a zone change and conditional use permit to allow the implementation a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard on a 1.54 acre site northwest corner of Almond Street and Bundy Canyon Road has been filed by:

Applicant/Owner: Moralez Enterprises

Authorized Agent: Markham Development Management Group, Inc.

Project Location: Northwest Corner of Almond Street and Bundy Canyon Road

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

WHEREAS, the proposed 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

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

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

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

WHEREAS, the City made the proposed Mitigated Negative Declaration available for public review beginning on September 16, 2009 to and closing on October

5, 2009, a period of not less than 20 days. During the public review period, the City received two comments concerning the proposed Mitigated Negative Declaration from The Pechanga Cultural Resources Temecula Band of Luiseño Mission Indians and Riverside County Flood Control and Water Conservation District; Both agency had no objections to the Mitigated Negative Declaration; and

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

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on, and recommended approval to the City Council of the proposed Mitigated Negative Declaration and proposed Mitigation Monitoring Program for the project by Resolution No. PC09-025; and

WHEREAS, on November 28, 2009, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing before the City Council at which the project would be considered; and

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

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

SECTION 1. ENVIRONMENTAL FINDINGS.

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

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

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

and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Wildomar.

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

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

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

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

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

SECTION 3. CITY COUNCIL ACTIONS.

The City Council hereby takes the following actions:

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

2. The Mitigated Negative Declaration, Mitigation Monitoring Program, and all documents incorporated therein or forming the record of decision therefore, shall be filed with the Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595, and shall be made available for public review upon request.

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

Scott Farnam
Mayor

APPROVED AS TO FORM:

Julie Hayward Biggs
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

ORDINANCE NO. 40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF WILDOMAR FOR THREE PARCELS LOCATED AT THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD, FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL, KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052, 366-210-053 AND 366-210-054

WHEREAS, an application for a zone change for three parcels (366-210-052, 366-210-053 and 366-210-054), including the project site for a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard, located on the northwest corner of Almond Street and Bundy Canyon Road has been filed by:

Applicant/Owner: Moralez Enterprises

Authorized Agent: Markham Development Management Group, Inc.

Project Location: Northwest Corner of Almond Street and Bundy Canyon Road

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

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

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

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

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on, recommended approval to the City Council of Zone Change 09-0265; and

WHEREAS, in accordance with Government Code §65854, on November 28, 2009, the City gave public notice by mailing to adjacent property owners and by placing

an advertisement in a newspaper local circulation of the holding of a public hearing before the City Council at which the project would be considered; and

WHEREAS, on December 9, 2009 the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Zone Change 09-0265 at which the City Council considered Zone Change 09-0265;

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated December 9, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

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

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

SECTION 2. ZONE CHANGE FINDINGS.

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

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

The General Plan Land Use Designation for the project site is Commercial Retail (CR). The Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed adminstrative office and nursery/materials yard for a commercial landscaping business would be an allowed use

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

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following actions:

Approves Zone Change 09-0265 to amend the Official Zoning Map for the City of Wildomar for three properties (366-210-052, 366-210-053 and 366-210-054), including the project site for a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard, located on the northwest corner of Almond Street and Bundy Canyon Road as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2010.

_____

Mayor

APPROVED AS TO FORM:

_____

Julie Hayward Biggs
Assistant City Attorney

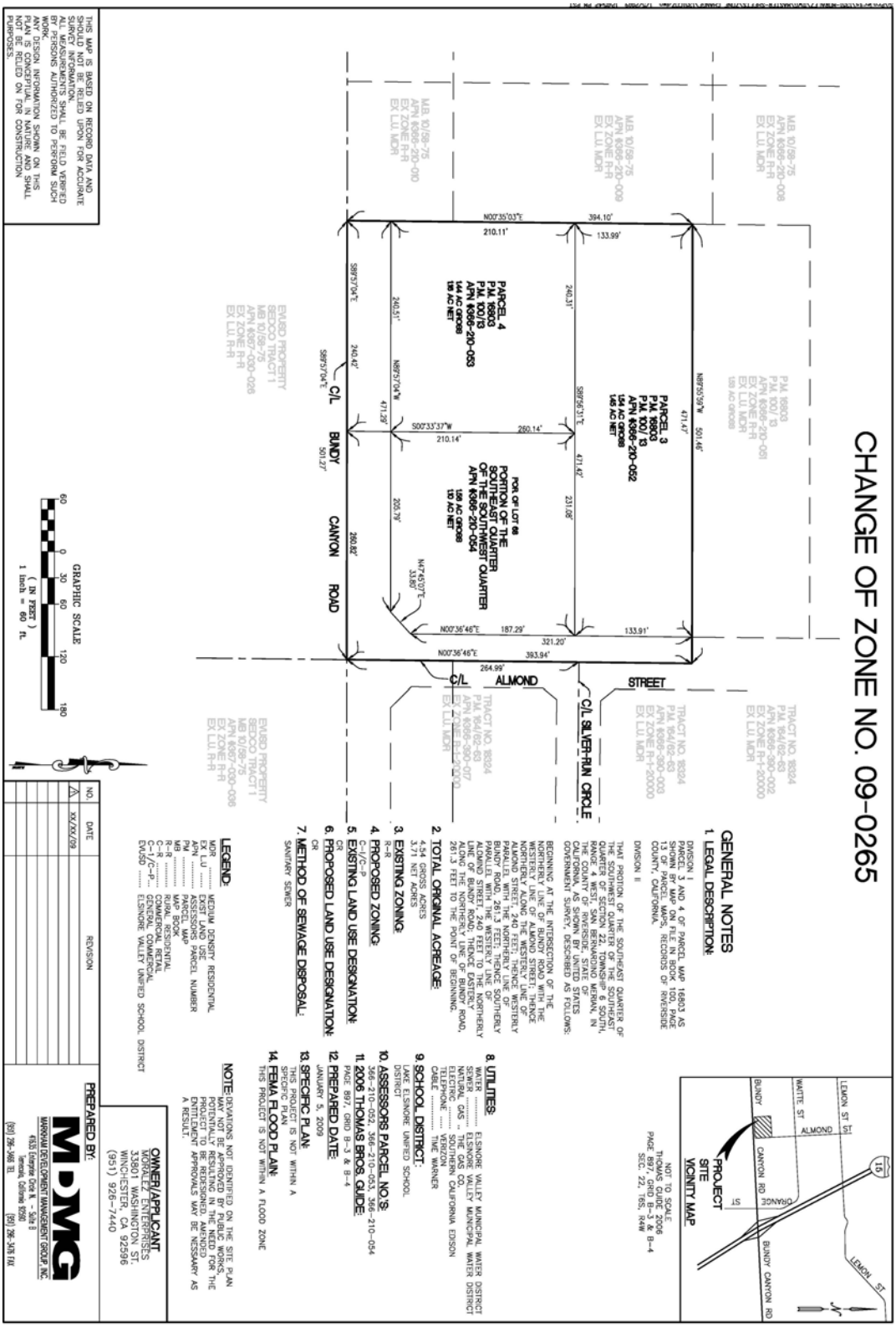
ATTEST:

_____

Debbie A. Lee, CMC
City Clerk

EXHIBIT A

CHANGE OF ZONE MAP



ATTACHMENT C

RESOLUTION NO. 09 - 80

A RESOLUTION OF THE CITY COUNCIL DENYING CONDITIONAL USE PERMIT 09-0265 ON A 1.54 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALMOND STREET AND BUNDY CANYON ROAD AND KNOWN AS ASSESSOR'S PARCEL NO. 366-210-052

WHEREAS, an application for a conditional use permit to allow the implementation of a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company and nursery/materials yard on a 1.54 acre site northwest corner of Almond Street and Bundy Canyon Road has been filed by:

Applicant/Owner: Moralez Enterprises

Authorized Agent: Markham Development Management Group, Inc.

Project Location: Northwest Corner of Almond Street and Bundy Canyon Road

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

WHEREAS, the Planning Commission has the authority per Chapter 17.200 of the Wildomar Municipal Code to review and make recommendations to the City Council on Conditional Use Permit 09-0265; and

WHEREAS, on September 16, 2009 the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing at which the project would be considered; and

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

WHEREAS, at this public hearing on October 7, 2009 the Planning Commission considered, heard public comments on, and recommended approval a of a Mitigated Negative Declaration and Mitigation Monitoring Program for the project by Resolution No. PC09-025; and

WHEREAS, following the public hearing the Planning Commission recommended approval of the Mitigated Negative Declaration and Change of Zone 09-0265, and continued the public hearing for Conditional Use Permit 09-0265 to November 4, 2009; and

WHEREAS, the Planning Commission conducted a continued public hearing on November 4, 2009, for Conditional Use Permit 09-0265 (a component of Project 09-0265) at which it received public testimony concerning the project; and

WHEREAS, at the continued public hearing on November 4, 2009 the Planning Commission considered, heard public comments on, and recommended denial of Conditional Use Permit 09-0265 (a component of Project 09-0265) with Commissioners Andre, Casillas and Devine voting to recommend denial to the City Council; and Commissioners Dykstra and Nowak voting against the denial resolution; and

WHEREAS, on November 28, 2009, the City gave public notice by mailing to adjacent property owners and by placing an advertisement in a newspaper local circulation of the holding of a public hearing before the City Council at which the project would be considered; and

WHEREAS, on December 9, 2009, the City Council held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit 09-0265 for the implementation of a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company and nursery/materials yard on a 1.54 acre site northwest corner of Almond Street and Bundy Canyon Road and at which the City Council considered the Conditional Use Permit 09-0265; and

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

SECTION 1. ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated December 9, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

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

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

SECTION 2. CONDITIONAL USE PERMIT FINDINGS**.**

Pursuant to Wildomar Municipal Code Chapter 17.200 and in light of the record before it including the staff report dated December 9, 2009 and all evidence and testimony heard at the public hearings of this item, the City Council hereby finds as follows:

B. The proposed use will be detrimental to the health, safety, and general welfare of the community.

The proposed use of the site as an adminstrative office and nursery/materials yard for a commercial landscaping business will exacerbate already poor traffic conditions along Almond Street which will create a health and safety problem for local residents and the children attending the nearby school as well as the school buses which use Almond Street to access Elsinore High School. Almond Street is a designated collector street with a 60 foot right-of-way. Students and school traffic routinely use Almond Street to access Elsinore High School from Waite Street. In addition, Almond Street is utilized by parents as a pick-up and drop-off location for students. The area along Almond Street is primarily a residential area and increased office traffic and truck traffic in connection with the proposed commercial project will be detrimental to the health, safety and welfare of the community because the residents will be subject to increased noise and traffic congestion on residential streets.

Furthermore, the adminstrative office and nursery/materials yard for a commercial landscaping business is proposed as a temporary use for the area until the site can be developed with a permanent retail commercial project. Proposing a temporary use is not in the City's best interest and would be detrimental to the general welfare of the community. The temporary use could turn into a permanent use if the future economic climate does not encourage a retail commercial project to be developed on the site in its place. In addition, requiring the applicant to vacate the premises after a certain number of years may create a situation where the City is forced to incur significant expenses in order to enforce that requirement.

SECTION 3. CITY COUNCIL ACTION.

The City Council hereby takes the following actions:

Deny the request to approve Conditional Use Permit 09-0265 to locate the administrative operations for Diversified Landscaping Company (DLC) including a wholesale nursery and materials yard on a 1.54 acre site located near the northwest corner of Almond Street and Bundy Canyon Road.

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

Scott Farnam
Mayor

APPROVED AS TO FORM:

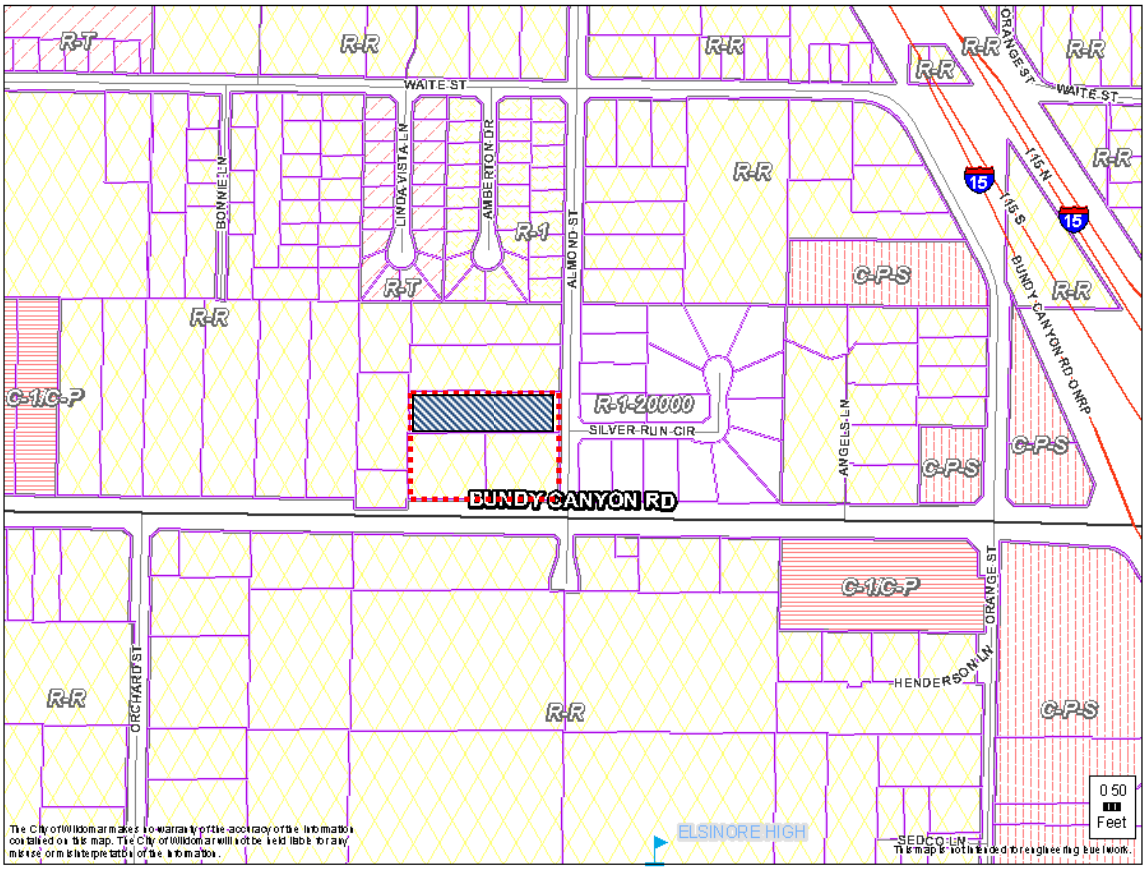
Julie Hayward Biggs
Assistant City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

ATTACHMENT D

LOCATION MAP

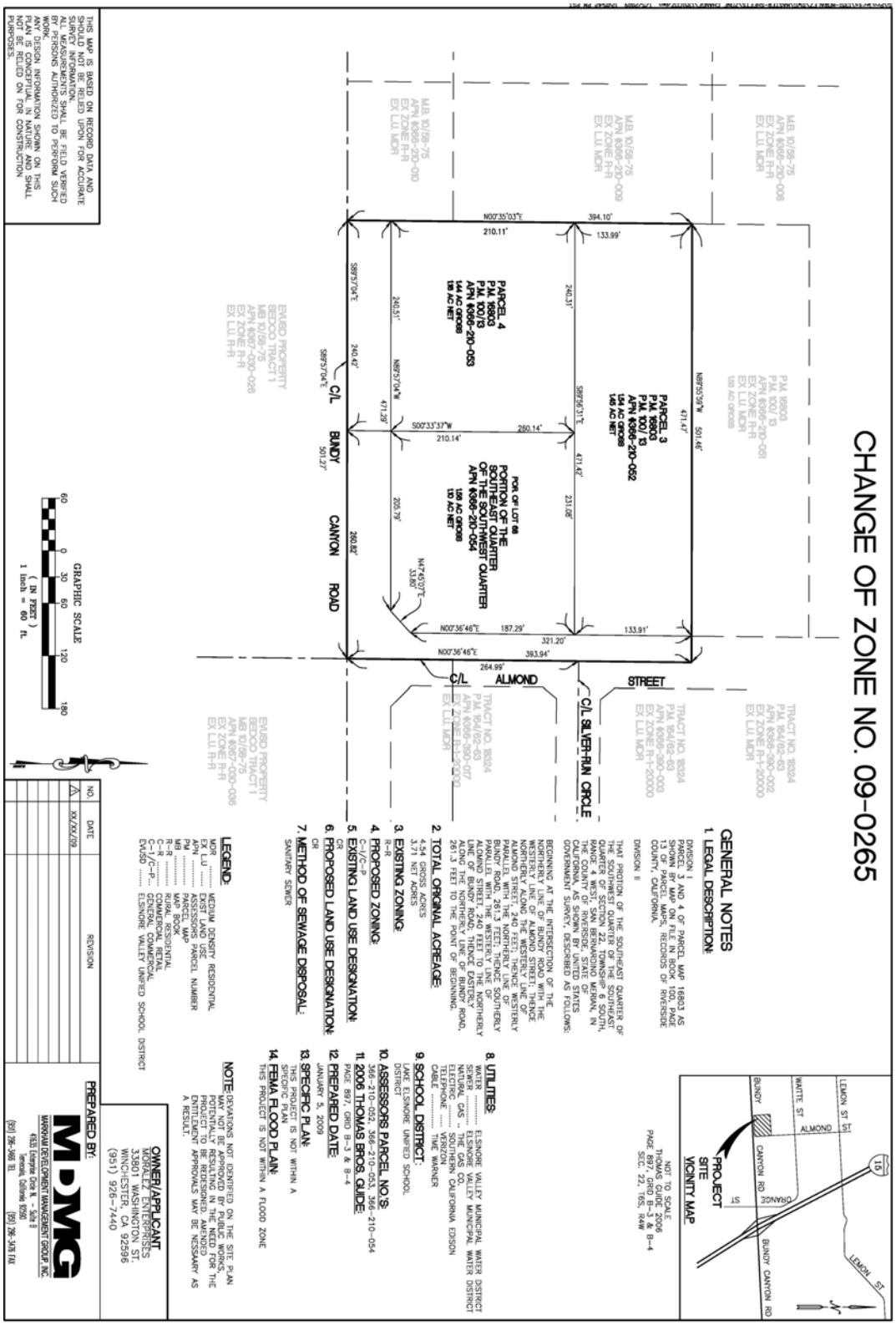


Zone Change Area

Wholesale Nursery Site

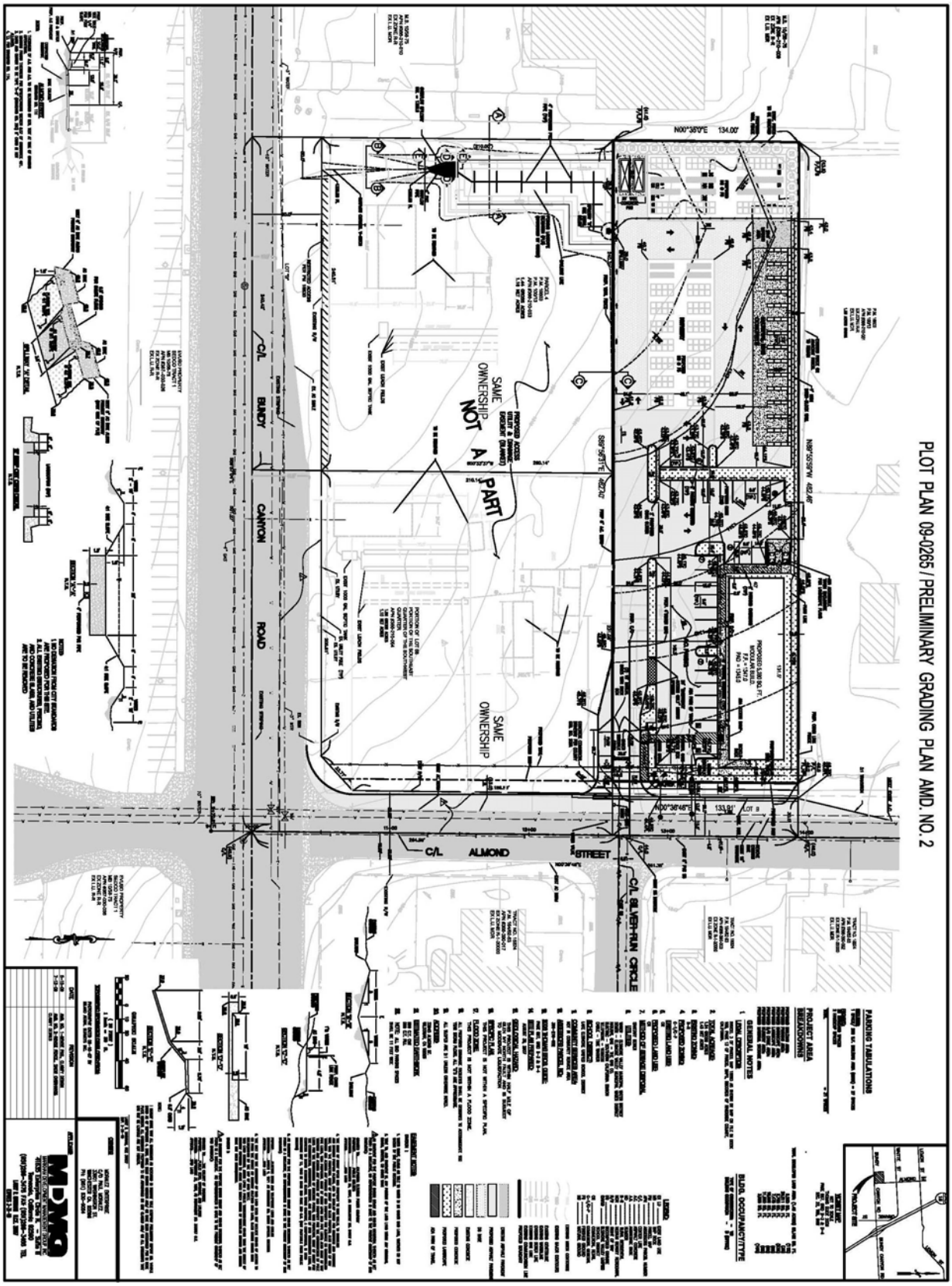
ATTACHMENT E

CHANGE OF ZONE MAP



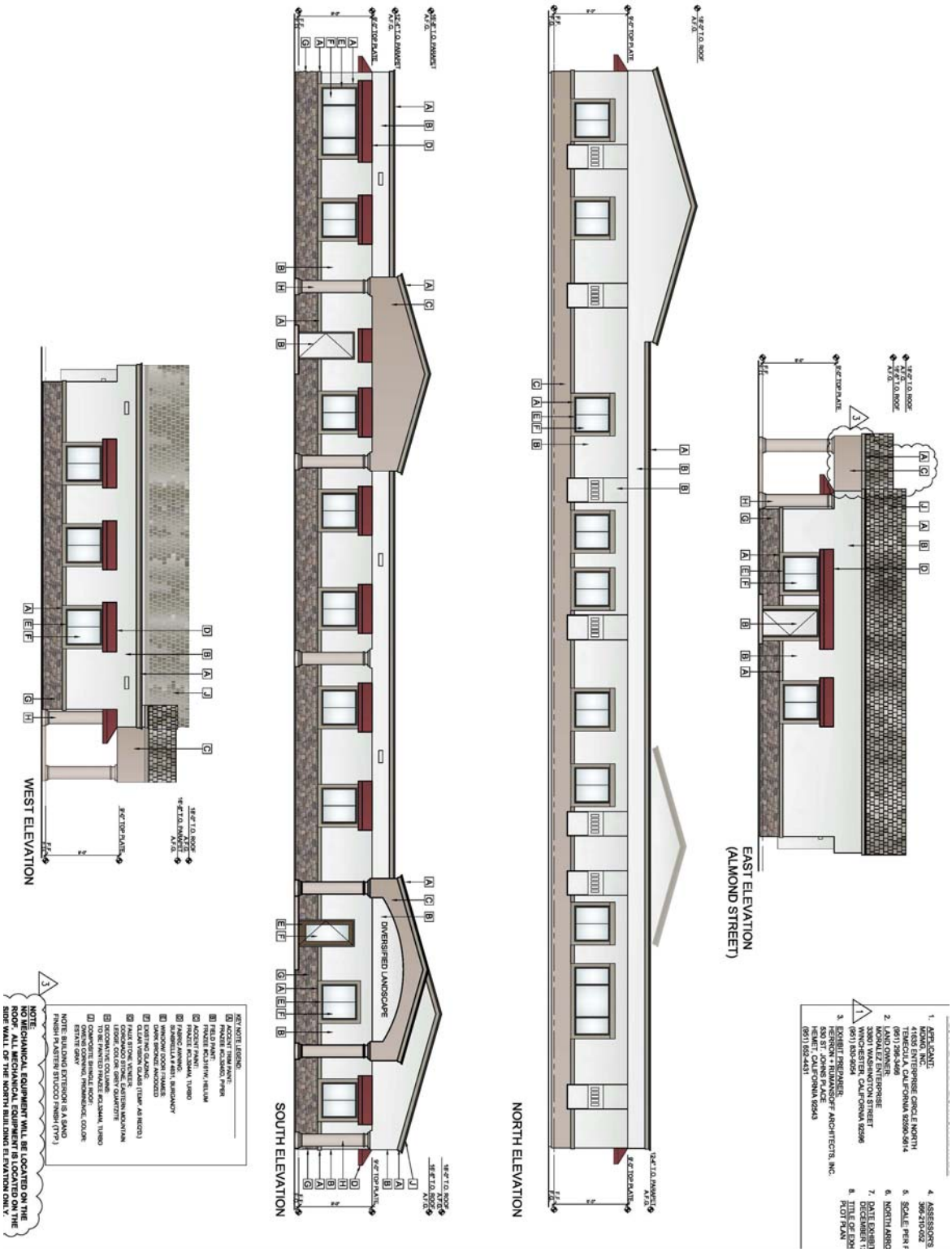
ATTACHMENT F

PLOT PLAN


PLOT PLAN 09-0265 / PRELIMINARY GRADING PLAN AMD. NO. 2
C/L BUNDY CANYON ROAD
C/L ALMOND STREET
C/L ELMER-RUN CIRCLE
SAME OWNERSHIP
NOT A PART
SAME OWNERSHIP
N00°36'0"E 134.00'
N89°35'59"W 482.48'
S89°35'59"E 422.00'
N00°36'46"E 133.91'
PROPOSED ACCESS UTILITY & DRAINAGE EASEMENT (BLANKET)
PROPOSED BLDG SQ. FT. 27,000 SF
MODULAR BLDG SQ. FT. 1,440 SF
PAD = 1,943
PARKING TABULATIONS
PROJECT AREA DESCRIPTIONS
GENERAL NOTES
BLDG. OCCUPANCY/TYPE
LEGEND
MDMD

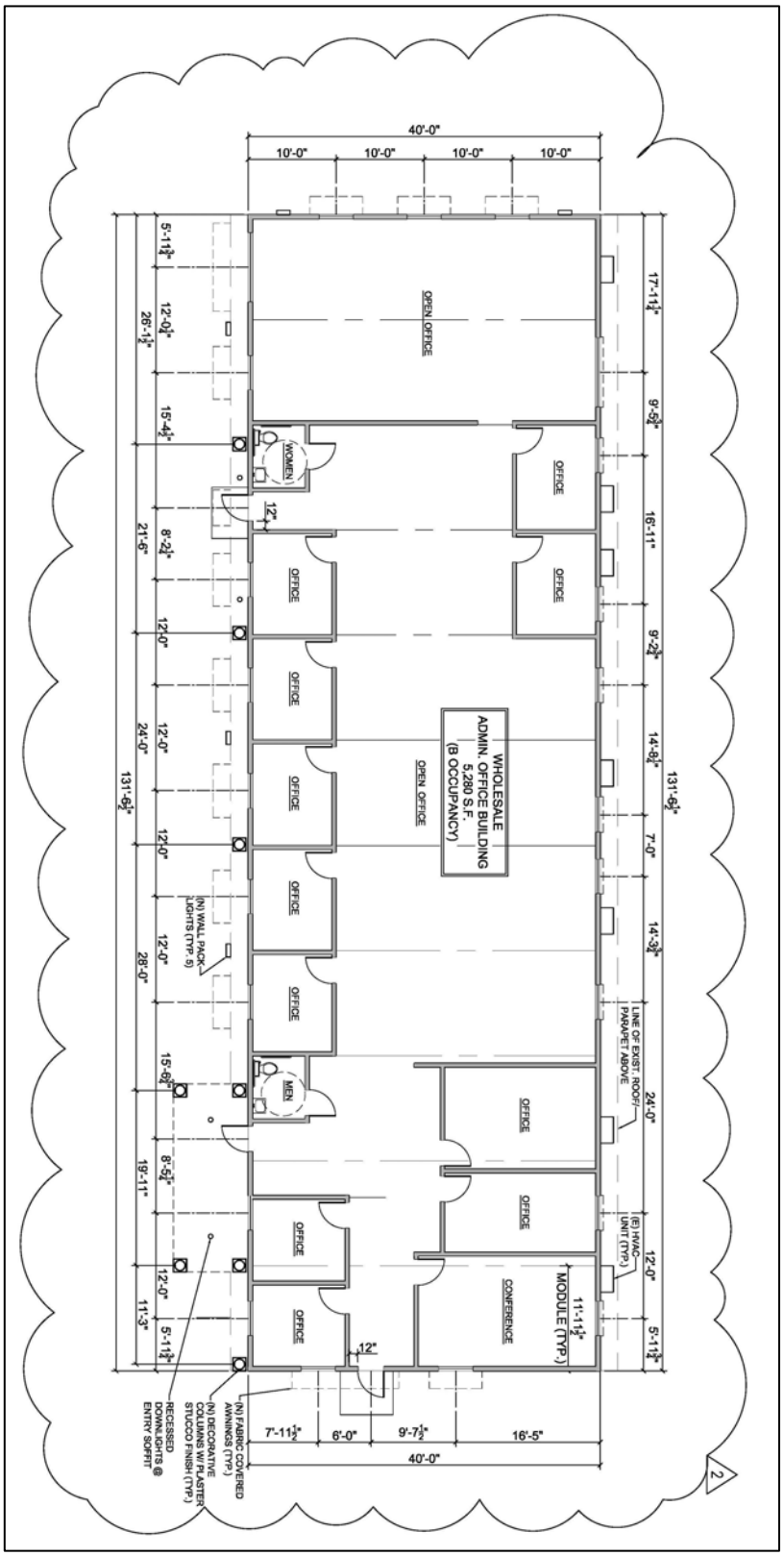
ATTACHMENT G

ELEVATIONS


EAST ELEVATION
(ALMOND STREET)
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
DIVERSIFIED LANDSCAPE
1. APPLICANT:
MDMG, INC.
1180 SOUTH ENTERPRISE CIRCLE NORTH
TEMECULA, CALIFORNIA 92590-5614
(951) 296-3499
2. LAND OWNER:
MONALEZ ENTERPRISE
1000 ALMOND STREET
WINCHESTER, CALIFORNIA 92596
(951) 830-9054
3. EXHIBIT PREPARER:
PEIRSON + RUMANSOFF ARCHITECTS, INC.
1180 SET COURT PLACE
TEMECULA, CALIFORNIA 92543
(951) 652-4431
4. ASSESSOR'S
366-210-002
5. SCALE: PER F
6. NORTH ARRO
7. DATE EXHIBIT
DECEMBER 1
8. TITLE OF EXH
PLOT PLAN
KEY NOTE LEGEND:
A ACCENT TRIM PAINT:
PRATT AND LAMBERT, PYGM
FIELD PAINT:
FRAZEE #CJ181K HELIUM
B ACCENT PAINT:
PRATT AND LAMBERT, TURBO
C FABRIC AWNING:
SUNBRELLA # 4631, BURGANDY
D ACCENT PAINT:
PRATT AND LAMBERT, ACCENTS
E EXISTING GLAZING:
CLEAR VISION GLASS (TEMP. AB RECD.)
F ALUMINUM FRAME:
LEGEND, COLOR: GREY QUARTZITE
G ACCENT STONE:
TO BE PAINTED FRAZEE #CL3444K, TURBO
H COMPOSITE SHINGLE ROOF:
ESTATE GRAY
I NOTE: BUILDING EXTERIOR IS A SAND
FINISH PLASTER STUCCO FINISH (TYP.)
NOTE:
NO MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF. ALL MECHANICAL EQUIPMENT IS LOCATED ON THE SIDE WALL OF THE NORTH BUILDING ELEVATION ONLY.

ATTACHMENT H

FLOOR PLANS


WHOLESALE
ADMIN. OFFICE BUILDING
5,280 S.F.
(B OCCUPANCY)
OPEN OFFICE
OPEN OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
CONFERENCE
WOMEN
MEN
40'-0"
10'-0"
10'-0"
10'-0"
10'-0"
131'-6½"
17'-1½"
9'-5½"
16'-11"
9'-2½"
14'-6½"
7'-0"
14'-3½"
24'-0"
12'-0"
5'-1½"
11'-1½"
MODULE (TYP.)
(E) HVAC UNIT (TYP.)
LINE OF EXIST. ROOF/ PARAPET ABOVE
5'-1½"
12'-0½"
26'-1½"
15'-4½"
21'-6"
8'-2½"
12'-0"
24'-0"
12'-0"
12'-0"
28'-0"
15'-6½"
19'-1"
8'-5½"
12'-0"
11'-3"
5'-1½"
12"
12"
(N) WALL PACK LIGHTS (TYP. 5)
RECESSED LIGHTS @ ENTRY SOFFIT
(N) DECORATIVE COLORED WITH PLASTER STUCCO FINISH (TYP.)
(N) FABRIC COVERED AWNINGS (TYP.)
7'-11½"
6'-0"
9'-7½"
16'-5"
40'-0"
2

ATTACHMENT I

THE ORIGINAL CONDITIONS OF APPROVAL PROVIDED TO THE PLANNING COMMISSION FOR CONDITIONAL USE PERMIT 09-0265

Planning Application Number: Conditional Use Permit 09-0265	
Project Description: DLC Almond Office - Locate a 5,280 square foot modular building for the administrative operations of Diversified Landscaping Company (DLC) and a nursery/materials yard, located on the northwest corner of Almond Street and Bundy Canyon Road	
Assessor's Parcel Number(s): 366-210-052, 366-210-053 and 366-210-054	
Approval Date: December 9, 2009	**Expiration Date:** December 9, 2011

Within 48 Hours of the Approval of This Project

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

2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

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

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

4. The approval of the zone change and plot plan shall comply with the provisions of Title 17 – Zoning (Ordinance 348), unless modified by the conditions listed herein. This approval shall expire in two (2) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to two (2) one-year extensions of time, one year at a time.

5. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 09-0265.

6. The project shall substantially conform to the approved site plan and elevations for the Zone Change and Conditional Use Permit/Plot Plan Application 09-0265 and contained on file with the Planning Department.

7. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

8. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

Materials & Locations	**Colors**
Sand Finish Plaster/Stucco – Building Paint	Frazee, #CL3161W Helium
Sand Finish Plaster/Stucco – Building Accent Paint	Frazee, CL3244M Turbo
Accent Trim Paint	Frazee, #CL3245D Piper
Fabric Awing	Sunbrella #4631, Burgundy
Window and Door Frames	Dark Brown Anodized
Faux Stone Veneer	Coronado Mountain/Eastern Mountain, Grey Quartzite
Composite Shingle Roof	Owens Corning, Estate Grey
Decorative Columns	Frazee, CL3244M Turbo

9. The Applicant shall submit to the Planning Department for the permanent files 8" X 10" glossy photographic color prints of the approved color and materials board and the colored architectural elevations. All labels on the color and materials board and Elevations shall be readable on the photographic prints.

10. A plot plan application will be required for any development on the two parcels (366-210-053 and 366-210-054) to the south of the wholesale nursery site separate of the application for Conditional Use Permit/Plot Plan 09-0265

11. Landscaping installed for the project shall be continuously maintained to the satisfaction of the Planning Director. If it is determined that the landscaping is not being maintained, the Planning Director shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.

12. If construction is phased, a construction staging area plan or phasing plan for construction equipment and trash shall be approved the Planning Director and City Engineer.

13. The Applicant shall design and construct American with Disabilities Act (ADA) access from the public right of way to the main building entrance and van accessible parking in accordance with all appropriate City of Wildomar Standards and Codes, and ADA requirements and to the satisfaction of the City Engineer.

14. Any building signage is subject to the approval of a sign permit.

15. Tribal monitors from the Pechanga Tribe shall be allowed to monitor all grading, excavation and groundbreaking activities, including all archaeological surveys, testing, and studies, to be compensated by the developer.

16. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

17. If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Tribe shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation.

18. If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique

cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

19. The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition.

20. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

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

22. Minimum required fire flow shall be 1500 GPM for two hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the CBC and building(s) having a compliant fire sprinkler system.

23. Super fire hydrant (s) (6” x 4” x 2 ½”) shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

24. No grading shall be performed without the prior issuance of a grading permit by the City.

25. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.

26. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

27. The Applicant shall dedicate, design and construct all improvement in accordance with City of Wildomar Improvement Plan Check Policies, as further conditioned herein, and Standards and to the satisfaction of The City Engineer.

28. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.

29. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full. No extensions of time shall be granted unless all fee balances have been paid in full.

Prior to the issuance of Grading Permits

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

31. The following requirement shall be included in the Notes Section of the Grading Plan: "*If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director.*"

32. Prior to the issuance of a grading permit, it shall be the sole responsibility of the Applicant to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.

33. Prior to the issuance of a grading permit the Applicant shall obtain a hauling route permit for the import/export of material to the satisfaction of the City Engineer.

34. Prior to the issuance of grading permits, the Applicant shall provide an access / ingress easement across parcel 366-210-054 for the proposed driveway to the satisfaction of Public Works

35. Prior to the issuance of grading permits, the Applicant shall provide an easement across parcel 366-210-053 for the proposed stormwater quality treatment device to the satisfaction of Public Works.

36. Prior to the issuance of grading permits, the project specific SWPPP shall be approved by the City Engineer.

37. Prior to issuance of grading permits the Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRCB).

38. Prior to the issuance of a grading permit, the Applicant shall submit, and the City approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.

39. Prior to the issuance of a grading permit, the Applicant shall submit, and the City review and approve, a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Santa Ana Regional Water Quality Control Board.

40. Prior to the issuance of a grading permit, the Applicant shall acquire and dedicate the future right-of-way areas for parcel 366-210-054, as identified on the plot plan, to the City of Wildomar. All dedications will be in accordance with the City of Wildomar Improvement Standards and to the satisfaction of Public Works. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.

41. Prior to the issuance of a grading permit, the Applicant shall provide an additional 10 feet of right-of way along Almond Street or dedicate a 10-foot easement, for Community Trail improvements along Almond Street to the satisfaction of the City Engineer.

42. Prior to the approval of an improvement plans, the developer shall submit and the City Engineer traffic control plans along Almond Street to ensure the continued flow of traffic during construction.

Prior to Issuance of Building Permit(s)

43. Prior to the issuance of a building permit, the developer shall submit a photometric plan, including the parking lot to the Planning Department, which meets the requirements of the Title 17 of the Wildomar Municipal Code and Chapter 8.80 (Light Pollution). The parking lot light standards shall be placed in such a way as to not adversely impact the growth potential of the parking lot trees.

44. Three copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, genus, species, and container size of the plants shall be shown. The plans shall be consistent with the requirements of the water efficient landscape ordinance. The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved grading plan.

45. The Applicant shall submit landscaping and irrigation plans within the public right of way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.

46. Building plan check deposit fee of $307 - 1,056.00 shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

47. The applicants or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local Water Company with the following certification: “I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department.”

48. Prior to the issuance of the first building permit, the Applicant shall execute a maintenance agreement for stormwater quality control treatment device to the satisfaction of Public Works.

49. Prior to the issuance of a building permit, a quitclaim shall be completed to the satisfaction of Public Works for the right-of-entry and right-of-way per Book 580 Page 260 O.R as identified in note #4 under Easement Notes on the Plot Plan 09-0265/Preliminary Grading Plan AMD. No. 2 received by the City of Wildomar on July 22, 2009.

50. The Applicant shall execute an agreement with the City of Wildomar for the relocation and modification of the outflow channel V-ditch portion located within the ultimate right of way of Bundy Canyon Road. In the agreement the applicant’s responsibility shall include but not be limited to redesign/reconstruct of the porous landscape detention to be outside of the ultimate right-of way for Bundy Canyon Road, at the Applicant’s cost, at such time the ultimate improvements are to be constructed.

51. Prior to the issuance of a building permit, the Applicant shall show all easements per the title report to the satisfaction of Public Works. Any conflicts with existing easements shall result in the site being redesigned.

52. Prior to the issuance of a building permit, the Applicant shall demonstrate compliance with the California Title 24.

53. Prior to the issuance of the first building permit improvement plans shall be approved by The City Engineer.

54. The Applicant shall submit landscaping and irrigation plans within the public right of way to Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.

55. Prior to the issuance of a building permit, the Applicant shall provide a reciprocal access agreement between the parcel of this development and the parcels to the south in accordance with the City of Wildomar Improvement Standards and to the satisfaction of Public Works.

56. The Applicant shall obtain the appropriate clearance letters to the satisfaction of the City Engineer for any sign(s) located within an easement, including a Public Utility Easement.

57. The Applicant shall dedicate visibility easements for all driveways per the City of Wildomar Improvement Standards and to the satisfaction of The City Engineer.

58. The Applicant shall dedicate a public utility easement adjacent to all public or private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.

59. At all street intersections adjacent to the project, public or private, the Applicant shall install and/or replace street name signs in accordance with the City of Wildomar Standard Details.

60. Prior to the issuance of a building permit, the improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City of Wildomar.

61. The Applicant shall design and install electrical power, telephone, communication, and cable television lines to be placed underground, including existing overhead lines, 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site, in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances, and to the satisfaction of the City Engineer. The Applicant shall submit to the City Engineer, for verification purposes, written proof for initiating the design and/or application of the relocation issued by the utility company.

62. Prior to the issuance of a building permit, the Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.

63. Prior to the issuance of a building permit, the Applicant shall dedicate the future right-of-way areas for parcel 366-210-052, as identified on the plot plan, to the City of Wildomar. All dedications will be in accordance with the City of Wildomar Improvement Standards

and to the satisfaction of Public Works. All property conveyed to the City of Wildomar in fee title shall be free and clear of any encumbrances, except as expressly permitted by the City. The Applicant shall provide title insurance in conjunction with all fee title dedications to the City of Wildomar.

64. Prior to the issuance of a building permit, the Applicant shall design and improve Almond Street per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer. Improvements may require off-site transition to adequately facilitate the movement of traffic. The Applicant shall acquire all required off-site transitions.

65. Prior to the issuance of a building permit, the developer shall annex into all applicable County Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer.

66. The Applicant shall design and install street lighting in accordance with the appropriate City Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of the City Engineer.

67. All flood control plans to be reviewed shall be submitted though the City of Wildomar, unless otherwise directed by the City Engineer.

68. Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of Public Works.

69. Applicant shall design and improve the stormwater quality treatment devices to accommodate all runoff from parcel 366-210-052 in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of Public Works.

70. Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District. the developer shall pay the appropriate fee for Zone A of the Southwest Road and Bridge Benefit District.

71. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

72. Prior to the issuance of building permit, the Applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and Development Impact Fees.

73. All of the foregoing conditions shall be complied with prior to the issuance of a building permit.

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

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

74. Prior to final inspection, electrical power, telephone, communication, and cable television lines shall be placed underground in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Engineering Department as proof of completion.

75. Prior to final inspection, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461.

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

77. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

78. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

79. Install a complete fire sprinkler system per NFPA 13 2002 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s) with pipe size in excess of 4” inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and

gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is $164.00 per riser) Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current Monitoring plan check deposit base fee is $192.00)

80. Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee $627.00)

81. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to enter above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

82. A. U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. system must be installed by a licensed c-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. Note: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (*separate fire alarm must be submitted for connection) (Current plan check deposit base fee is $215.00).

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

84. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

ATTACHMENT J

INITIAL STUDY FOR A

MITIGATED NEGATIVE DECLARATION FOR THE

DLC Almond Office

(PROJECT 09-0265)

ZONE CHANGE

CONDITIONAL USE PERMIT/PLOT PLAN

Lead Agency:

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

September 2009

TABLE OF CONTENTS

I. INTRODUCTION **1**

A. PURPOSE 1
B. TECHNICAL STUDIES 1

II. PROJECT DESCRIPTION **2**

A. PROJECT LOCATION AND SETTING 2
B. PROJECT DESCRIPTION 4

III. ENVIRONMENTAL CHECKLIST **7**

A. BACKGROUND 8
B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 9
C. DETERMINATION 10

IV. ENVIRONMENTAL ANALYSIS **11**

1. AESTHETICS. 11
2. AGRICULTURE RESOURCES. 14
3. AIR QUALITY. 16
4. BIOLOGICAL RESOURCES. 22
5. CULTURAL RESOURCES. 25
6. GEOLOGY AND SOILS. 29
7. HAZARDS AND HAZARDOUS MATERIALS. 33
8. HYDROLOGY AND WATER QUALITY. 37
9. LAND USE AND PLANNING. 42
10. MINERAL RESOURCES. 44
11. NOISE. 45
12. POPULATION AND HOUSING. 49
13. PUBLIC SERVICES. 51
14. RECREATION. 54
15. TRANSPORTATION/TRAFFIC. 55
16. UTILITIES AND SERVICE SYSTEMS. 59

V. MANDATORY FINDINGS OF SIGNIFICANCE **63**

FIGURES

FIGURE 1 - LOCATION MAP 3

FIGURE 2 - SITE PLAN 6

FIGURE 3 - AERIAL OF PROJECT SITE 7

TABLES

TABLE 1 - ENVIRONMENTAL ASSESSMENT CHECKLIST 8

TABLE 2 - MITIGATED AVERAGE DAILY CONSTRUCTION AIR POLLUTION EMISSIONS 17

TABLE 3 - MITIGATED AVERAGE DAILY OPERATIONAL & AREAWIDE AIR POLLUTION EMISSIONS 18

TABLE 4 - MITIGATED CARBON DIOXIDE AIR POLLUTION EMISSIONS 18

TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS 56

TABLE 6 - ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT 56

I. INTRODUCTION

A. PURPOSE

This document is an Initial Study for evaluation of environmental impacts resulting from the implementation of a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site at the corner of Bundy Canyon and Almond Street. The project will include a change of zone for three parcels (366-210-052, 366-210-053 and 366-210-054), including the wholesale nursery site and the two adjacent parcels to the south. For purposes of this document, the applications being evaluated through the environmental process will be called the "proposed project". A more detailed description of the project is found in Section II.

B. TECHNICAL STUDIES

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

- "Project Specific Preliminary Water Quality Management Plan," prepared by JLC Engineering and Consulting, Inc., July 20, 2009.
- "A Phase I Cultural Assessment of APN 366-210-052 thru 054," prepared by Jean A. Keller, Ph. D, October 2007.
- "Preliminary Geotechnical Investigation," prepared by T.H.E Soils Co., Inc, November 21, 2007.
- "Preliminary Hydrology and Hydraulics Study for APN 366-210-052," prepared by JLC Engineering and Consulting, Inc., March 6, 2009.
- "MSHCP Compliance Report," prepared by Paul Principe, Principe and Associates, January 2009.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

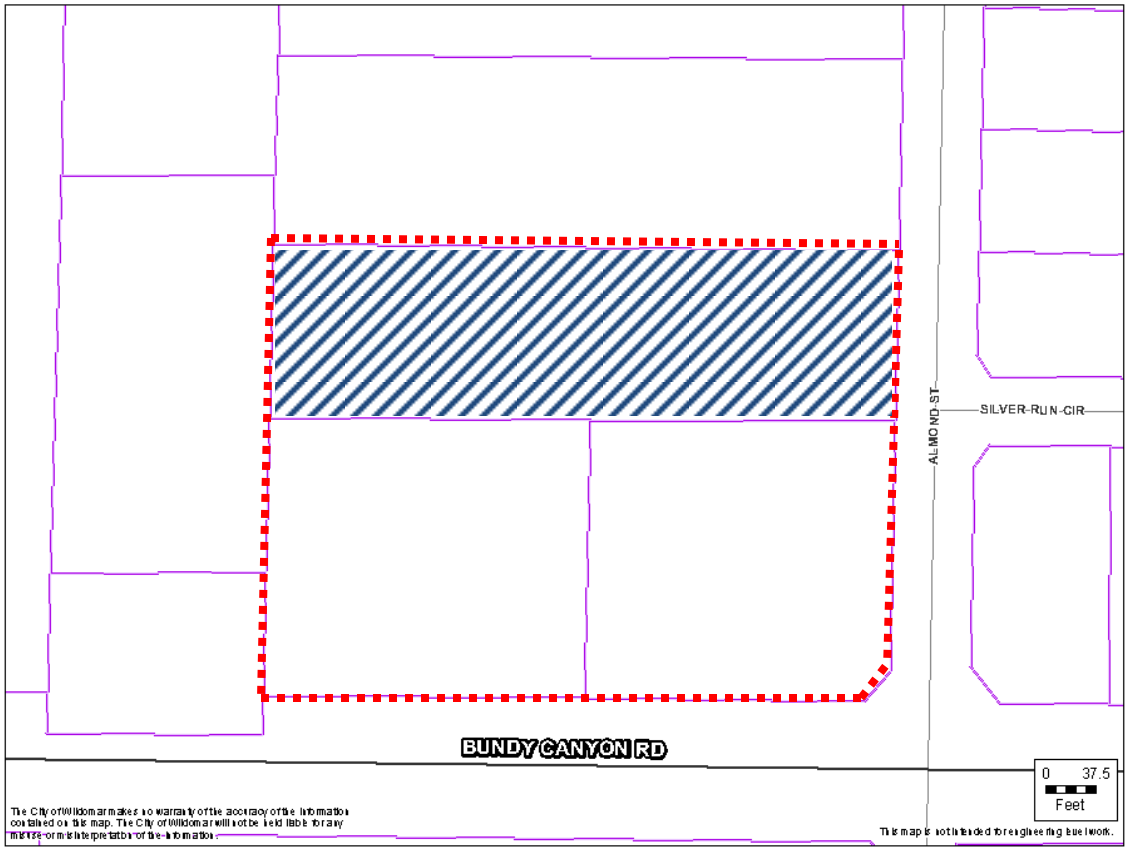
The DLC Almond Office (No. 09-0265) is on Almond Street approximately 210 feet from the intersection Almond Street and Bundy Canyon Road. The location of the project is shown on the Location Map contained in Figure 1. The Assessor's Parcel Numbers for the project site are 366-210-052, 366-210-053 and 366-210-054.

The proposed project site is located in the northwest portion of the City roughly 0.33 miles west of Interstate 15. The site is currently developed with a mobile home. The properties to the north and west are developed with a commercial/industrial uses. The properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots are slated for future commercial development. The properties to east, across Almond Street, are residential. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees. The project site, including the adjacent properties to the south, is fairly flat with elevations ranging from 1337 feet above mean sea level to 1346 feet above mean sea level. The latitude and longitude location for the site is Latitude 033°37'43"N and Longitude 117°16'49"W.

The City of Wildomar became an incorporated City on July 1, 2008. On July 1, 2008, the City adopted the County of Riverside's General Plan and Municipal Ordinance's. The City of Wildomar General Plan land use designation for the project site and adjacent properties to the south is Commercial Retail. The General Plan land use designation for the properties to the north, east, across Almond Street, and west is Medium Density Residential (MDR). The project site is currently zoned Rural Residential (R-R) on the City of Wildomar Zoning Map. The project site and the properties to the north, south and west are zoned Rural Residential (R-R). The properties to the east, across Almond Street, are zoned One-Family Residential (R-1-20000). The proposed project, a wholesale nursery, is inconsistent with the R-R zoning designation. The applicant is applying for zone change for the project site and the two adjacent properties to the south to be rezoned to General Commercial (C-1/C-P) allow for the wholesale nursery. The change of zone to General Commercial (C-1/C-P) would be consistent with the General Plan Land Use Designation of Commercial Retail. The project will change the zoning on the site to General Commercial (C-1/C-P) on the City of Wildomar Zoning Map.

The current mobile home on the project site treats all wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. Water for the mobile home is provided by Elsinore Valley Municipal Water District (EVMWD). The project proposes to connect to water and sewer service provided by EVMWD infrastructure including existing mains located within Almond Street. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. Gas will be provided by The Gas Company; electricity would be provided by Southern California Edison; cable service would be provided by Time Warner Cable and telephone service would be provided by Verizon. The site is located within the boundaries of the Lake Elsinore Unified School District. Municipal or local government services are provided by the City of Wildomar. Fire and security services are provided by the City of Wildomar through contacts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

FIGURE 1 – LOCATION MAP



Zone Change Area

Wholesale Nursery Site

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

B. PROJECT DESCRIPTION

The applicant is applying for a change of zone and plot plan/conditional use permit to allow for a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site. The zone change will include three parcels (366-210-052, 366-210-053 and 366-210-054), including the wholesale nursery site and the two adjacent parcels to the south. The site plan described in this Initial Study is conceptual and may vary slightly when the design of the site plan is finalized. Any variations between the conceptual design and the final design will be evaluated by the Lead Agency to determine if the project is consistent with the conceptual project or if additional environmental review is required. The proposed project, a wholesale nursery, is inconsistent with R-R zoning designation and will require a change of zone. The project components are described below.

Change of Zone

The proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The project applicant has submitted an application for a change of zone for three parcels (366-210-052, 366-210-053 and 366-210-054), including the whole nursery site and the two adjacent parcels to the south, to make the zoning consistent with the Commercial Retail General Plan Land Use Designation. The project will change the zoning on the sites to General Commercial (C-1/C-P) on the City of Wildomar Zoning Map.

Plot Plan/Conditional Use Permit

The proposed project consists of locating a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site. Administrative operations for the wholesale nursery will be conducted in the 5,280 square foot modular building, which will be located in the northeast corner of the lot adjacent to Almond Street. The modular building will be one-story with a building height of 18 feet. The modular building will include architectural detail such as stone veneer, decorative columns, window awnings and varied roof lines. The proposed project includes 31 parking spaces that will be located in parking lots adjacent to the modular building to the east and south. The nursery and materials yard will be located in the rear of the property. The project proposes landscaping, including trees and scrubs, on the north and east (Almond Street) sides of the lot and in the parking areas. Initial estimates for the proposed project indicate that grading activities will result in 990 cubic yards of cut volume and 990 cubic yards for fill. No dirt is expected to be imported or exported to the site during the grading activities.

The City development approval applications include a zone change and a plot plan/conditional use permit application. A plot plan/conditional use permit application is required in order to ensure compliance with the City of Wildomar Zoning Code and City of Wildomar General Plan.

Future Projects

The change of zone will also facilitate future commercial retail development on the two parcels adjacent to Bundy Canyon Road. Since there are no specific proposals on these sites, no specific impact assessment is possible and any assessment of future potential impacts is highly speculative. The City's consideration of these future development projects will be based upon specific project

data and the project specific environmental impact. However, the approval of the change of zone creates a potential to cause some future in impacts on the environment from future commercial development. While some impacts are possible to all issue areas, the most likely impacts include effects to air quality, aesthetics, hydrology, land use/planning, transportation and utilities/public service.

FIGURE 2 – SITE PLAN

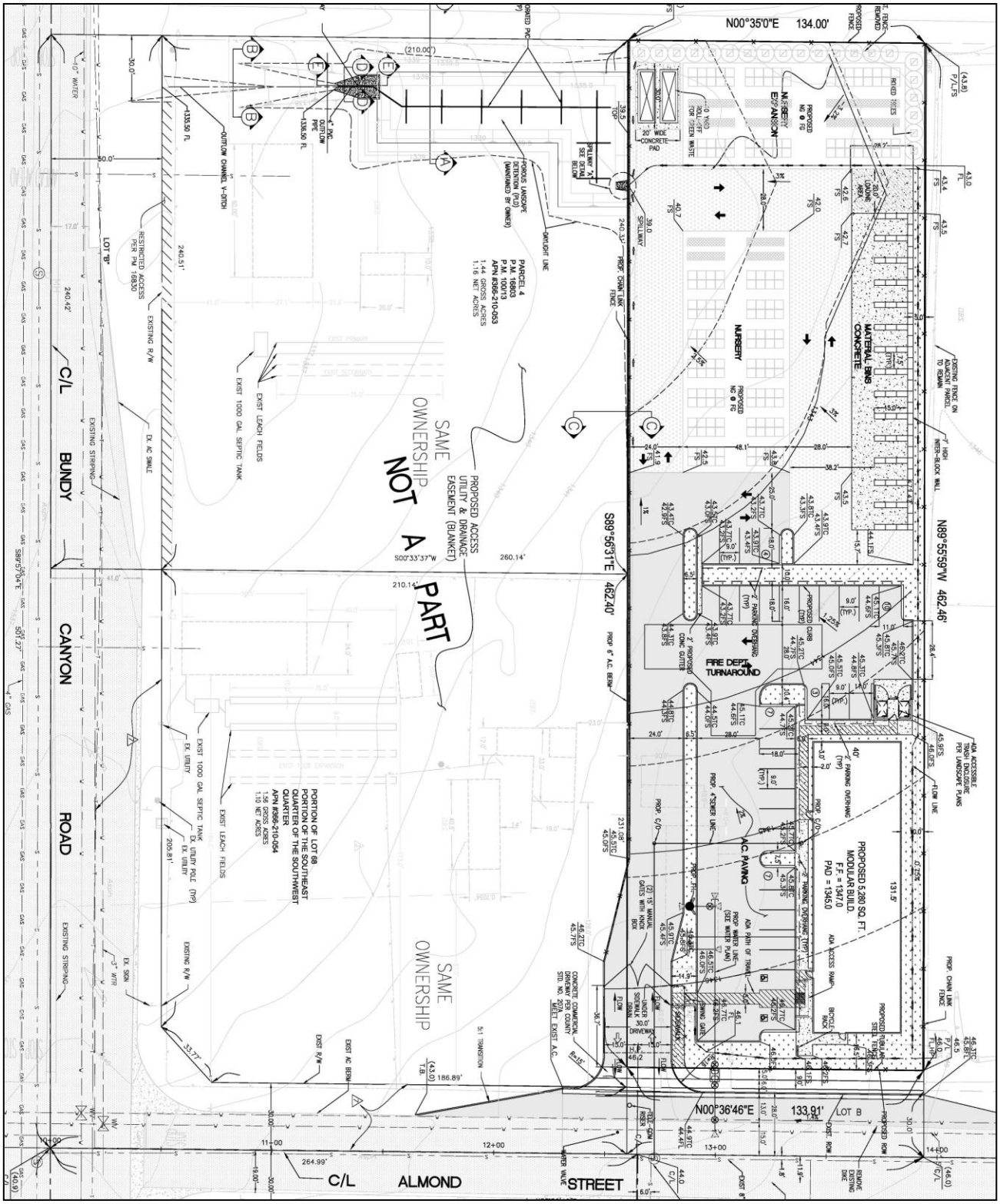


FIGURE 3 – AERIAL OF PROJECT SITE

III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Project Title:**

   DLC Almond Office (09-0265)

2. **Lead Agency Name and Address:**

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

3. **Contact Person and Phone Number:**

   Alia Kanani; (951) 677-7751

4. **Project Location:**

   Corner of Bundy Canyon and Almond Street; Assessors Parcel Number of 366-210-052

5. **Project Sponsor's Name and Address:**

   MDMG, Inc.; 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

6. **General Plan Designation:**

   Current: Commercial Retail (CR)

   Proposed with General Plan Amendment: No changes proposed.

7. **Zoning:**

   Current: Rural Residential (R-R)

   Proposed with Change of Zone: General Commercial Zone (C-1/C-P)

8. **Description of Project:**

   The proposed project consists locating a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site. The City development approval applications include a zone change of three lots and a conditional use/plot plan application.

9. **Surrounding Land Uses and Setting:**

   North – Zoning: Rural Residential; Land Use: Commercial/Industrial buildings

   South - Zoning: Rural Residential; Land Use: Mobile homes

   East - Zoning: One-Family Dwelling Unit; Land Use: Single-Family Homes

   West - Zoning: Rural Residential; Land Use: Commercial/Industrial buildings

10. Other Public Agencies Whose Approval is Required:

None.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology and Soils
☐ Hazards/Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/ Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

C. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Printed Name	Title

IV. ENVIRONMENTAL ANALYSIS

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

DISCUSSION

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

Less Than Significant Impact.

The proposed project is located in the northwest portion of the City and is not located in an area which is easily visible or distinguishable. The project would mostly be visible from the immediate surrounding area. The proposed 5,280 square foot modular building will be located on the northeast corner of the property and outdoor wholesale nursery rear of the lot. The building will be limited to one-story with a maximum building height of 18 feet. Any project-level visual impacts will be addressed through the City's plot plan application process which will ensure compliance with City zoning and design standards regulating building design, mass, bulk, height, colors, etc. As a result, any scenic impacts are considered less than significant and no additional mitigation measures are required.

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

No Impact.

Bundy Canyon Road and Almond Street have not been designated as scenic highways. Interstate 15 is considered a scenic highway however the proposed project site is located roughly 0.33 miles

west of Interstate 15 and will not affect any scenic resources. The project site does not contain and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Because the proposed project will not substantially damage any scenic resources, no significant impacts are anticipated and no mitigation measures are required.

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

Less than Significant.

The proposed project consists 5,280 square foot modular building and outdoor wholesale nursery. The existing visual character of the area is a combination of vacant land/mobile homes to the south, commercial buildings/industrial yards to the north and west, and single-family homes to the east, across Almond Street. The project site is currently occupied with a mobile home on the southeast corner of the lot that was built in 1983. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees. The development of the modular building and outdoor wholesale nursery will alter the visual appearance of the area. The project proposes landscaping on the north and east (Almond Street) sides of the lot and in the parking areas. The landscaping will include trees, such as Fern Pine and Chinese Pistachio, and scrubs, including Lily of the Nile and Indian Hawthorn, which will visually enhance the existing site. The modular building will include architectural detail such as stone veneer, decorative columns, window awnings and varied roof lines. The review of the plot plan application is to ensure that future development will be designed to ensure design compatibility and land use compatibility with the surrounding area. Given the less than pristine character of the site and City's development review standards the project is not expected to degrade the existing visual character of the area. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact.

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

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

According to the General Plan, the project site is located 30.39 miles from the Mt. Palomar Observatory and falls within the Mt. Palomar Observatory special lighting district (Zone B). The project has the potential to result in additional impacts to the continued operation of the Mt. Palomar Observatory. Chapter 8.80 of the Wildomar Municipal Code restricts the use of certain light fixtures to limit light pollution from projects around the Mount Palomar Observatory. With the implementation

of the standard requirements contained in Chapter 8.80 of the Wildomar Municipal Code, the project impacts to Mt. Palomar will be reduced to a level of less than significant.

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

None**.**

2. AGRICULTURE RESOURCES. Would the project:				
Issues	**Potentially Significant Impact**	**Less Than Significant with the Incorporated Mitigation**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				

DISCUSSION

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

No Impact

The site is not classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, there is no potential to convert farmland to non-agricultural uses. According to a MSHCP report prepared by Principe and Associates for all three lots (366-210-052, 366-210-053 and 366-210-054) the site is not in an Agricultural Operations Area. The site is located within an urbanized area and is identified for urban development, not agricultural use, as identified in the City of Wildomar General Plan. As a result, no impacts are anticipated and no mitigation measures are required.

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

3. AIR QUALITY. Would the project:

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

DISCUSSION

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

Less Than Significant Impact

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

The project is limited to a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre lot. The wholesale nursery is expected to generate an average of 13 AM daily vehicle trips and an average of 27 PM daily trips. The trip generation rates were based on the proposed 5,280 square foot modular building for wholesale nursery. Most of these vehicle trips will access the citywide road network via Almond Ave and Bundy Canyon Road. It is not anticipated that the average daily trips of employees and occasional client to the wholesale nursery will be considered significant and have permanent air quality impacts. Consequently, the proposed project will not conflict with or obstruct the implementation of the applicable regional air quality plan. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact with the Incorporated Mitigation

The project is limited to a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre lot. While the proposed project will result in additional vehicle trips on the citywide road network, it is not anticipated that the average daily trips of employees and occasional client to the wholesale nursery will be considered significant and have permanent air quality impacts.

The proposed project will generate temporary construction related air quality impacts. These impacts are temporary in nature and are directly related to grading and construction activities of the site development. The air quality analysis contained in this Section includes project grading, infrastructure construction, building construction, paving, and landscape installation. Construction of the wholesale nursery is anticipated to occur over a period of 60 days in winter of late 2009 and early 2010. In addition the proposed building for the wholesale nursery is limited to a prefabricated modular building that will be placed on permanent therefore limiting the amount of construction for the actual building. The mitigated construction air quality emissions are summarized in Table 2. Construction related mitigation measures (AQ-1 through AQ-5) will be implemented reduce the temporary air quality impacts due to grading and construction activities. Construction of the wholesale nursery is not expected to exceed the thresholds for air quality emissions from an individual project have been established by the SCAQMD for the Southern California Air Basin (SoCAB).

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

	ROG	NOx	CO	SO2	PM10	PM2.5
Winter 2009/2010	7.14	26.52	14.12	0.00	2.54	1.48
SCAQMD Significance Threshold	55	100	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

* Construction to occur in winter of late 2009 and early 2010.

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

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

	ROG	NOx	CO	SO2	PM10	PM2.5
Summer	0.62	0.80	7.30	0.01	0.07	0.05
Winter	0.54	0.92	5.57	0.01	0.06	0.04
SCAQMD Significance Threshold	55	55	550	150	150	55
Exceeds Threshold in Summer?	No	No	No	No	No	No
Exceeds Threshold in Winter?	No	No	No	No	No	No

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

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

	Construction	Operation
Summer	2,371.72	639.66
Winter	2,371.72	583.47

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

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

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

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

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

Less Than Significant Impact

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

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact with the Incorporated Mitigation

Sensitive receptors to substantial pollutant concentrations include population groups which are more susceptible to air pollution (i.e. sensitive receptors) include young children, the elderly, and the acutely and chronically ill (especially those with cardio-respiratory disease). The properties to the north and west are developed with a commercial/industrial uses. The two properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The properties to east, across Almond Street, are residential. It is not anticipated that the properties immediately adjacent contain sensitive receptors. The nearest sensitive receptor is Elsinore High School, which is located on the south side of Bundy Canyon across the street from the project site. Schools can be considered sensitive receptors. While the high school is not immediately adjacent to the project site, it is on the south side of Bundy Canyon Road across the street from the project site, construction mitigation measures (AQ-1 through AQ-5) will be implemented reduce the impacts to sensitive receptors to less than significant.

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

Less Than Significant Impact

Many agricultural and industrial businesses can create objectionable odors. Examples include dairies, composting operations, refineries, chemical plants, fiberglass molding, wastewater treatment plants, and landfills. The project, a wholesale nursery, may include storage of fertilizers (less than 200 pounds) and chemicals to be used in offsite landscaping operations. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. It is not expected that these chemicals and fertilizers will create objectionable odors with the potential to

affect a substantial number of people as they will be only stored for use offsite. There is the possibility that potentially objectionable odors may result from project construction. Any impacts which may occur during project construction will be of short duration and are not expected to effect nearby residents. As a result, no significant impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

1. The project will comply with regional rules such as SCAQMD Rules 402, 403 and 404, which would assist in reducing short-term air pollutant emissions. These dust suppression techniques are summarized below.

    a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.

    b. All onsite roads will be paved as soon as feasible or watered periodically or chemically stabilized.

    c. All material transported offsite will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

    d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.

    e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

MITIGATION MEASURES

AQ-1 The City of Wildomar will require construction contractors to apply water to the disturbed portions of the project site at least three times per day. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the City of Wildomar will require contractors to increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the contractor will terminate grading and loading operations.

AQ-2 All material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.

AQ-3 All vehicles on the construction site will travel at speeds less than 15 miles per hour. This will be enforced by including this requirement in the construction contract between the City and the contracted construction company with penalty clauses for violation of this speed limit.

AQ-4 All engines will be properly operated and maintained. Proper tune for all diesel-powered vehicles and equipment in the South Coast Air Basin requires that fuel injection timing be

retarded 2 degrees from the manufacturer's recommendation and use high pressure injectors.

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

DISCUSSION

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

Less than Significant Impact

The site is currently developed with a mobile home. According to the MSHCP Compliance Report prepared by Principe and Associates for all three lots (366-210-052, 366-210-053 and 366-210-054), no significant wildlife habitats or species were identified on the site. The report indentified that the project site, including all three lots, are "Not a Part" of the proposed Conservation Planning

(MSHCP) Criteria Areas. In addition, the site is not located in the RCA Acquisitions/Gains Area or Agricultural Operations Area or in a MSHCP Public/Quasi Public Conserved Area, Project Loss Area or Conserved Area. The project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Areas and therefore the project does not conflict with the MSHCP planning goals.

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

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

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

Less than Significant Impact

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

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

Less than Significant Impact

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

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

Less Than Significant Impact

The project site is surrounded by several mobile homes, single-family homes, commercial/industrial

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Environmental Quality Act. According to the Cultural Resources Assessment prepared by Jean Keller, the property was vacant from 1901 through 1953. Between 1953 and 1957, a small house with a garage was located near the center of the eastern half of the property. There was no evidence from the field survey that the house is considered a historical structure. Later structures on the property, from 1973 through 1997, included several mobile homes. In addition, the Wildomar General Plan does not identify historical resources on the project site. Since no historic structures are currently located on the site or adjacent to the site, no significant impacts to historic resources are anticipated and no mitigation measures are required.

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

Less Than Significant Impact with the Incorporated Mitigation

The project will not cause a substantial adverse change in the significance of an archaeological resource. According to the Cultural Resources Assessment prepared by Jean Keller, there was no evidence of cultural resources for either prehistoric (Native American) or historical origin during a field survey of the project site. It is not anticipated that a substantial adverse change in the significance of any archaeological resource will result from project implementation. However, because archaeological resource sites have been identified within the City of Wildomar, there is the potential for the unanticipated discovery of these resources. Since these resources are known to exist in the general area, the mitigation measures listed in this Section (CUL-1 through CUL 6) will

insure that any unanticipated discovery will not have a significant impact on archeological resources.

According to surveys from the Eastern Information Center, Sacred Lands Files and additional literature, the project site is not located within Native American Tribal Lands and does not have know cultural resources of importance (Keller, 2007). However, historically there have been tribal activities in and around the Wildomar area. However, there is a potential for the inadvertent discovery of previously unknown resources. As a result, with the implementation of the mitigation measures (CUL-1 through CUL-6) identified in this Section, any impacts are expected to be at a less than significant level.

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

Less Than Significant Impact with the Incorporated Mitigation

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

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

Less Than Significant Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

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

designate repositories in the event the significant resources are recovered.

CUL-2 At least 30 days prior to seeking a grading permit, the project applicant shall contact the appropriate Tribe[1] to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

CUL-3 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

CUL-4 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.

CUL-5 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

CUL-6 If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Developer, the project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar.

CUL-7 Prior to the issuance of a grading permit, the developer shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance

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

of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project proponent shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

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

DISCUSSION

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

<u>Less Than Significant Impact with the Incorporated Mitigation</u>

The project is located within seismically active Southern California and is expected to experience strong ground motions from earthquakes caused by both local and regional faults. According to the geotechnical report prepared by T.H.E Soils Co. Inc., there are no active faults on the project site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The property is located in the Riverside County Fault Hazard area. The closest fault zone to the project site is the Glen Ivy North located approximately 270 feet northwest of the project site. The closest known State of California zoned fault is the Elsinore Fault Zone, which is approximately 4.8 miles from the project site. The potential impacts related to the Elsinore Fault Zone (as well as other regional faults) are addressed through compliance with standard measures contained in the California Building Code and City of Wildomar Municipal Code and those recommended mitigation contained in Mitigation Measure GEO-1. With the implementation of the standard code provisions and Mitigation Measure GEO-1, the anticipated impacts from regional ground shaking are expected to be reduced to a less than significant level.

ii) Strong seismic ground shaking?

Less Than Significant Impact with the Incorporated Mitigation

The proposed project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The project site is located in an area of high regional seismicity and may experience horizontal ground acceleration during an earthquake along the Glen Ivy North branch of the Elsinore Fault Zone, which is located approximately 270 feet northwest of the project site, or other fault zones throughout the region. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) or a Riverside County Fault Zone. The project site has been and will continue to be directly affected by seismic activity to some degree. Compliance with recommendations identified in the preliminary geotechnical investigation (and referenced in Mitigation Measure GEO-1) and the requirements contained in the California Building Code and City of Wildomar Municipal Code regarding structures and construction and those recommended mitigation measures contained in this document ensures that any impacts will be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact with the Incorporated Mitigation

The Riverside County GIS and City of Wildomar General Plan indicates that the project site is located in an area that is designated as having a moderate potential for liquefaction. According to the geotechnical report prepared by T.H.E Soils Co. Inc., the possibility of liquefaction is low due to the absence of shallow groundwater and the medium dense to dense underlying alluvium on the project site. To address any potential impacts from other seismic-related ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

iv) Landslides?

No Impact

The proposed project is not expected expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Due to the relatively level terrain for the proposed project area and distance from major slopes, this site is not subject to landslide, collapse, or rockfall hazards. The project site is located within an area of general seismic activity, but does not contain areas subject of unstable geologic units or soil. According to the Riverside County GIS, City of Wildomar General Plan and the geotechnical report the project site has no potential for landslides. Additionally, due to the proposed project site's distance from boulders or other rock formations there is no potential for mudslide or rockfall hazards. As a result, no impacts are anticipated; therefore, no additional mitigation measures are required.

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

Less Than Significant Impact

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

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

Less Than Significant Impact

Riverside County GIS and City of Wildomar General Plan the project site is located in an area that is designated as having a moderate potential for liquefaction. According to the geotechnical report prepared by T.H.E Soils Co. Inc., the possibility of liquefaction is low due to the absence of shallow groundwater and the medium dense to dense underlying alluvium on the project site. To address any potential impacts related to ground failure compliance with the specific recommendations identified in Mitigation Measure GEO-1 and the standard requirements contained in the California Building Code and City of Wildomar Municipal Code are expected to reduce the impacts associated with ground failure hazards to a less than significant level.

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

Less Than Significant Impact

According to the geotechnical report, the native soils beneath the site have a very low expansion as

defined in the California Building Code. As a result, no significant impacts are anticipated and no specific mitigation is required.

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

No Impact

The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. The project proposes to connect to the existing sewer and water mains in Almond Street and there will be no impact to the capability of the soils to support use of septic tanks or alternative wastewater disposal systems.

STANDARD CONDITIONS & REQUIREMENTS

1. The project shall comply with the California Building Code and City of Wildomar Municipal Code.

2. Prior to issue of a grading permit, the applicant shall provide an updated soils report to the City of Wildomar Building Department to address expansive soils.

MITIGATION MEASURES

GEO-1 Comply with the seismic and site stability recommendations contained in the "Preliminary Geotechnical Investigation," prepared by T.H.E. Soils Co., Inc. (as amended or updated).

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

DISCUSSION

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

Less Than Significant Impact with the Incorporated Mitigation

The project proposes a wholesale nursery which has the potential to store limited amounts commercial fertilizers (about 200 pounds) onsite for landscaping activities. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. The project may create an additional increment of hazard to the public or the environment through the routine transport of fertilizers for landscaping activities due to the operation of a wholesale nursery. However, due to the quantity and nature of these materials, these impacts are expected to be less than significant.

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

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

Less Than Significant Impact

The project has some potential may create a hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials, including commercial fertilizers used in landscaping activities, into the environment associated with the operation of a wholesale nursery. The project, a wholesale nursery, may include storage of fertilizers (less than 200 pounds) and chemicals to be used in offsite landscaping operations. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. However, due to the small quantity and limited nature of these materials, these impacts will be considered less than significant. No significant impacts are anticipated and no additional mitigation measures are required.

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

Less Than Significant Impact

The project site is located within one-quarter mile of Elsinore High School. The project proposes a wholesale nursery which has the potential to store limited amounts commercial fertilizers (less than 200 pounds) for landscaping activities. Storage of chemicals and fertilizers for landscaping is regulated by the Riverside County Agricultural Commissioner's Office as part of the nursery stock certificate for the wholesale nursery. However, due to the quantity and nature of these materials, these impacts are expected to be less than significant.

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

No Impact

The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. The technical studies provided did not identify any on-site hazardous material issues. A review of the information on the Department of Toxic Substances Control website (www.envirostor.dtsc.ca.gov) did not identify any other sites on or adjacent to the project site. Consequently, no impacts are anticipated and no mitigation measures are required.

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

No Impact

The project site is not located within any airport land use plan. The closest airport is French Valley Airport which is located about 9.44 miles east southeast of the project site. Given the distance and that the project is not in the airport land use plan for the French Valley Airport, no significant impacts to the project are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

The project site is not located in close proximity to a private airstrip. The closest private airstrip is Skylark Field which is located at the south end of Lake Elsinore, approximately 1.0 mile west of the project site. Skylark Field is used primary for skydiving aircraft which commonly drop parachutists into the nearby back bay area south of the lake. Because of the limited use as well as the distance between the project site and Skylark Field, no significant impacts are anticipated and no mitigation measures are required.

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

No Impact

The proposed project will not conflict with any emergency response or evacuation plans. Access to the project site is taken from Almond Street off of Bundy Canyon Road from the south or from La Waite Street from the north. The project is not expected to infer with an adopted emergency response plan or emergency evacuation plan. As a result, no significant impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

The project site is not located within the High Wildfire Zone area per the City of Wildomar General

Plan and Riverside GIS Maps and therefore will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, the project will still be conditioned to require the clearance from the Riverside County Fire Department prior to issuance of grading and building permits. Since clearance from the Riverside County Fire Department will be required prior to issuance of grading and building permits, no impact is expected and no specific mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to the issuance of grading and building permits, grading and building plans shall be approved by the Riverside County Fire Department.

MITIGATION MEASURES

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

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

DISCUSSION

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

Less Than Significant Impact with the Incorporated Mitigation

The project falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) and is located in the San Jacinto River Watershed. A draft Water Quality Management Plan (WQMP) was prepared for the project. The draft WQMP identified best management practices (BMP's) and other measures necessary to protect water quality. The BMP's identified in the Preliminary WQMP include design components such as the channeling onsite runoff to an AC Dike on the southwest corner of the project site to a porous landscape detention basin on the adjacent parcel to the south for water treatment. In the event of large water runoff, water that is not absorbed by the 1.5 foot deep porous landscape detention basin will be channeled into a 4 inch PVC pipe under the landscape detention basin and to an overflow channel (earthen V-Ditch) further south on the adjacent property. The water will be discharged from the overflow channel (earthen V-Ditch) to Bundy Canyon Road. Prior to the issuance of a grading permit, the applicant will be required to submit, and obtain City approval of, a Final Water Quality Management Plan based upon the project approved by the City. This requirement is incorporated into Mitigation Measure HYD-1. As a result of the best management practices and other measures contained in the Preliminary WQMP, the project is not expected to violate any water quality standards, waste discharge requirements, or have a significant impact on the environment.

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

Less Than Significant Impact

Water for the existing mobile home is currently provided by Elsinore Valley Municipal Water District (EVMWD). The proposed project will also connect to the existing water service provided by EVMWD infrastructure to the water main within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g.. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant and no mitigation measures are required.

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

Less Than Significant Impact

The project as proposed will not alter the course of any river or stream and will not alter the current drainage pattern in such a way as to cause flooding. The current drainage pattern on the site primarily runs southwest across all three properties (366-210-052, 366-210-053 and 366-210-054) from Almond Street to Bundy Canyon Road. This drainage pattern is expected to remain fairly the same after the project is constructed. Preliminary WQMP include design components such as the channeling onsite runoff to an AC Dike on the southwest corner of the project site to a porous landscape detention basin on the adjacent parcel to the south for water treatment. In the event of large water runoff, water that is not absorbed by the 1.5 foot deep porous landscape detention basin will be channeled into a 4 inch PVC pipe under the landscape detention basin and to an overflow channel (earthen V-Ditch) further south on the adjacent property. The water will be discharged from the overflow channel (earthen V-Ditch) to Bundy Canyon Road along the southwest corner of the adjacent property to the south of the project site. Consequently no impacts are anticipated and mitigation measures are required.

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

Less Than Significant Impact

The project as proposed will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site. The current drainage pattern on the site primarily runs southwest across all three properties (366-210-052, 366-210-053 and 366-210-054) from Almond Street to Bundy Canyon Road. This drainage pattern is expected to remain fairly the same after the project is constructed. BMPs will be incorporated into the project design to retain the existing drainage patterns of the site including AC berms, AC Dike on the southwest corner of the project site and a porous landscape detention basin on the adjacent parcel to the south. As a result, no significant impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact with the Incorporated Mitigation

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

f) Otherwise substantially degrade water quality?

Less Than Significant Impact with the Incorporated Mitigation

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

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

No Impact

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

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

Less Than Significant Impact

The project does not propose to impede or redirect any of the existing drainage flows. The project site is located within Zone "X" according to Map Number 06065C2044G. The Federal Emergency Management Agency (FEMA) describes Zone X as area determined to be outside the 0.2% annual chance floodplain. The project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated and no mitigation measures are required.

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

No Impact

The proposed project will is not located within a dam inundation area or an area that is expected to experience severe flooding as the proposed project is located outside of the 100-year flood hazard area. Consequently, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impacts are anticipated and no mitigation required.

j) Inundation by seiche, tsunami, or mudflow?

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

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

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

DISCUSSION

a) Physically divide an established community?

Less Than Significant Impact

The project site is located on Almond Street approximately 210 feet from the intersection Almond Street and Bundy Canyon Road. The site is currently occupied with a mobile home. The properties to the north and west are developed with a commercial/industrial uses. The properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots adjacent to Bundy Canyon Road are slated for future commercial development. The properties to east, across Almond Street, are residential. The surrounding area is zoned Rural Residential (R-R) and One-Family Residential (R-1-20000).

The Wildomar General Plan land use designation for the project site and adjacent lots is Commercial Retail. The applicant is applying for zone change for the project site and the two adjacent properties to the south to be rezoned to General Commercial (C-1/C-P) to allow for the wholesale nursery and to be consistent with the land use designation of the General Plan. In addition, the project is not proposing to eliminate any of the existing streets in the area or to create any new arterial roadways or structures that would divide the community. As a result, no significant impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

The project site and the properties to the north, south and west are zoned Rural Residential (R-R). The properties to the east, across Almond Street, are zoned One-Family Residential (R-1-2000). The

proposed project, a wholesale nursery, is inconsistent with the R-R zoning designation. The applicant is applying for zone change for the project site and the two adjacent properties to the south to be rezoned to General Commercial (C-1/C-P) allow for the wholesale nursery. The Wildomar General Plan land use designation for the project site and adjacent lots to the south is Commercial Retail. The land use designation for the properties to the north, east, across Almond Street, and west is Medium Density Residential (MDR). The project site is currently consistent with the land use designation of the General Plan. Consequently, the proposed project will not conflict with any applicable land use plan, policy, or regulation with the approval the zone change application. As a result, no impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

As previously discussed, the project site is not located with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) or MSHCP criteria cell area and therefore the proposed project does not conflict with a habitat conservation plan. A MSHCP Compliance Report prepared by Principe and Associates for all three lots (366-210-052, 366-210-053 and 366-210-054). The report indentified that the project site, including all three lots, are "Not a Part" of the proposed Conservation Planning (MSHCP) Criteria Areas. In addition, the site is not located in the RCA Acquisitions/Gains Area or Agricultural Operations Area or in a MSHCP Public/Quasi Public Conserved Area, Project Loss Area or Conserved Area. A further discussion of the MSHCP can be found in the Biology section. As a result of the MSHCP report, no impacts are anticipated and no additional mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

No Impact

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

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

No Impact

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

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

The site is currently developed with a mobile home and has a minimal contribution to local noise levels. The properties to the north and west are developed with a commercial/industrial uses. The two properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots are slated for future commercial development. The properties to east, across Almond Street, are residential. Once constructed, the proposed project will result in a minor incremental increase in noise levels mostly due to vehicular traffic, including delivery trucks for the distribution of nursery material/supplies, and operational noise due to backhoes and trucks for movement of nursery material/supplies. Hours of operation are limited to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. In addition the project is subject to approval for the Conditional Use Permit to restrict hours of operation. The General Plan designation for the project site and surrounding properties is

Commercial Retail. It is expected that at full build-out of the area, designed Commercial Retail in the General Plan, that noise levels would increase beyond that of a residential neighborhood or vacant properties.

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

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

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

Less Than Significant Impact

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

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

Less Than Significant Impact

The site is currently developed with a mobile home and has a minimal contribution to local noise levels. Existing ambient noise is generated from Bundy Canyon Road which is roughly 219 feet south of the project site and the surrounding commercial uses. The properties to the north and west are developed with a commercial/industrial uses. The properties to the south are owned by the same property owner as the proposed project site and are mostly vacant with the exception of several mobile homes. The lots are slated for future commercial development. The properties to east, across Almond Street, are residential. Once constructed, the proposed project will result in a minor incremental increase in noise levels mostly due to vehicular traffic, including delivery trucks for the distribution of nursery material/supplies, and operational noise due to backhoes and trucks for movement of nursery material/supplies. The hours of operation of the whole sale nursery will be limited to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. The most noticeable source of non-automotive noise from commercial development is from roof-mounted equipment (such as exhaust fans and air conditioners).

The use is compatible General Plan designation of Commercial Retail and the development of a wholesale nursery is in compliance with the land use designation. In addition a Conditional Use Permit (CUP) will be processed that will have conditions of approval that restrict the hours of operation to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday. Given that the project site is surrounded by limited noise sensitive uses and incorporation of the conditionals of approval for the CUP to restrict hours of operation to 7:00am to 5:00pm Monday through Friday and 8:00am to 4:00pm on Saturday, the project is expected to have a less than significant impact on increasing ambient noise levels to a substantial permanent increase in the project vicinity above levels existing without the project.

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

Less Than Significant Impact with the Incorporated Mitigation

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

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

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

No Impact

The project site is not located within the influence area for any airport. The closest general aviation airfield is French Valley Airport, approximately 9.44 miles southeast, and outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated and no mitigation measures are required.

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

Less Than Significant Impact

Skylark Field is located approximately 1.0 mile west of the project site in the City of Lake Elsinore. Skylark Airport is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield and the distance to the project site the occasional over flights are not expected to have a significant impact and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

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

MITIGATION MEASURES

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

- All construction and general maintenance activities (except in an emergency) shall be limited to the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May).

- All construction activities shall comply with the noise ordinance performance standards where technically and economically feasible.

- Where practicable, during the construction phase of the proposed project, the construction contractor shall utilize construction methods or equipment that will provide the lowest level of noise impact, i.e., use newer equipment that will generate lower noise levels.

- During all project site excavation and grading activities, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

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

DISCUSSION

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

Less Than Significant Impact

The proposed project will provide a commercial use, a wholesale nursery. The project is not expected to result in a substantial increase in local population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The proposed wholesale nursery business estimates twelve employees on staff of which currently live in the City of Wildomar or in the adjacent cities. As a result, any impacts related to the proposed project site are considered less than significant and no additional mitigation measures are required.

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

Less Than Significant Impact

The project site is currently developed with a mobile home on the southeast corner of the lot that was constructed in 1983 according to County records. The impact is not expected to be significant to displacing substantial numbers of existing housing since it is only the loss of one single-family residence and construction of replacement housing is not required. The residence is currently occupied by an employee of the property owner/wholesale nursery owner to maintain the project site. In addition, the Wildomar General Plan land use designation for the project site is Commercial Retail and the applicant is applying for zone change to General Commercial Zone (C-1/C-P) for the project site and the two adjacent properties to the south. Upon approval of the zone change, the proposed project will be consistent with the zoning designation of C-1/C-P. There are many housing units available within the community and surrounding area. Consequently, the project will

not displace a significant existing housing and impact the housing demand of the City of Wildomar. As a result, no significant impacts are anticipated and no mitigation measure is required.

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

Less Than Significant Impact

The project site is currently developed with a mobile home on the southeast corner of the lot that was constructed in 1983 according to County records. The impact is not expected to be significant to displacing substantial numbers of people since it is only the loss of one single-family residence and construction of replacement housing is not necessary elsewhere. The residence is currently occupied by an employee of the property owner/wholesale nursery owner to maintain the project site. In addition, the Wildomar General Plan land use designation for the project site is Commercial Retail and the applicant is applying for zone change for the project site and the two adjacent properties to the south to General Commercial Zone (C-1/C-P). Upon approval of the zone change, the proposed project will be consistent with the zoning designation of C-1/C-P. There are many housing units available within the community and surrounding area. Consequently, the project will not displace a significant number of existing residents. As a result, no impacts are anticipated; and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Issues	**Potentially Significant Impact**	**Less Than Significant with the Incorporated Mitigation**	**Less Than Significant Impact**	**No Impact**
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?				✓
e) Other public facilities?			✓	

DISCUSSION

a) Fire protection?

Less Than Significant Impact

The Riverside County Fire Department provides fire protection and safety services to the City of Wildomar. The nearest fire station is Wildomar Fire Station #61, located at 32637 Gruwell Street, approximately 1.63 miles from the project site. In addition to Station #61, there are several other Riverside County fire stations in the surrounding area that would be able to provide fire protection safety services to the project site if needed. The project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

b) Police protection?

Less Than Significant Impact

Police protection services are provided the Riverside County Sheriff's Department. The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 4.03 miles from the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol with additional support from the local County Sheriff's Department. The project has been conditioned for the payment of the standard development impact fees pursuant to Chapter 4.60 of the Wildomar Municipal Code. As a result, the project is not expected to result in activities that create unusual police protection needs or significant impacts. Any impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee.

c) Schools?

Less Than Significant Impact

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

d) Parks?

No Impact

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

e) Other public facilities?

Less Than Significant Impact

The proposed project may result in a slight increase in the demand for other governmental services such as the economic development and the other community support services commonly provided by the City of Wildomar. The demand for these additional public service impacts will be incremental and minor because of the small size of the project, a modular building and outdoor wholesale nursery. This increment of impact will be mitigated through the payment of the appropriate development impact fees and through the City budget for non-impact fee programs and expenses. The City budget is based upon a combination of property tax, sales tax, user fees, and State and Federal government pass-through funding. Most of these revenue sources are from commercial sales, population, or development related, which means the more residents or business activity within the City, the greater the amount of funding that could be available. As a result, the project will not result in any significant impacts to these services, and no additional mitigation measures, beyond the standard requirements, are required.

STANDARD CONDITIONS & REQUIREMENTS

1. Prior to issuance of any building permit, the developer shall pay the required Development Impact Fees for police and fire services pursuant to Chapter 4.60 of the Wildomar Municipal Code and in effect at the time of building permit issuance.

2. Prior to issuance of any building permit, the developer shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance.

MITIGATION MEASURES

None.

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

DISCUSSION

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

No Impact

The proposed project is a commercial use, a 5,280 square foot modular building and outdoor wholesale nursery, and is not expected to increase the impact on existing neighborhood and regional parks or other recreational facilities. There are also no parks or recreational facilities in close proximity to the project site. As a result no impacts are anticipated.

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

No Impact

The proposed project is a commercial use, a 5,280 square foot modular building and outdoor wholesale nursery, and is not expected to require the construction or expansion of new recreational facilities. There are no parks or recreational facilities included in the project. However, according to the Wildomar General Plan Trails and Bikeway System Map, a Community Trail is designated for Almond Street from Lemon Street south to Bundy Canyon Road. Currently, the trail system is not implemented along Almond Street. The project will be conditioned to provide a 10 foot Community Trail easement along the frontage of the property for future trail improvements. The requirement for a 10 foot Community Trail easement will reduce the project impact to less than significant.

STANDARD CONDITIONS & REQUIREMENTS

None.

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

The project site for the wholesale nursery is located on the west side of Almond Street. Bundy Canyon, the nearest major intersection, is approximately 210 feet the south of the project site. The project site is roughly 0.33 miles from Interstate 15. According to the Wildomar General Plan, Almond Street is categorized as a Collector Street. The typical Collector Street is located within a 74 foot right-of-way and, at build-out, is expected to consist of one lane in each direction. Currently Almond Street has a 60 foot right-of-way. Bundy Canyon Road is designated as an Urban Arterial with a 152 foot right-of-way according to the Wildomar General Plan. Bundy Canyon Road adjacent to Almond Street has four lanes with two in each direction.

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

TABLE 5 - EXISTING LEVELS OF SERVICE FOR ROADWAYS

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

* From Circulation Element of the Wildomar General Plan

The proposed project will result in additional vehicle trips on the citywide road network. The wholesale nursery is expected to generate an average of 13 AM daily vehicle trips and an average of 27 PM daily trips. The trip generation rates were based on the proposed 5,280 square foot modular building for wholesale nursery. Most of these vehicle trips will access the citywide road network via Almond Ave and Bundy Canyon Road. It is not anticipated that the additional trips will significantly decrease the current LOS rating for Almond Ave and Bundy Canyon Road. The calculation of the estimated vehicle trips is contained in Table 6.

TABLE 6 – ESTIMATED TRIP GENERATION FOR THE PROPOSED PROJECT

	Area (ft^2)	AM Trip Generation Rate	AM Trip Generated	PM Trip Generation Rate	PM Trip Generated
Modular Building for a Wholesale Nursery	5,280	2.40 per 1000sf	13	5.17 per 1000sf	27

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

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

Less Than Significant Impact

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

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

No Impact

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum height of the project at 18 feet (one story) is significantly less than the height of the terrain in the vicinity of the project. Since the location and height of the project will not affect air traffic patterns or air craft operations from any private or public airport, no impacts are foreseen; therefore, no mitigation measures are required.

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

Less Than Significant Impact

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

e) Result in inadequate emergency access?

Less Than Significant Impact

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

f) Result in inadequate parking capacity?

Less Than Significant Impact

The project will not result in inadequate parking capacity. On-site parking spaces will be required in accordance with the City of Wildomar Zoning Code, Chapter 17.888.030. The parking requirement for a wholesale nursery, which is classified as a professional business office, is one space per 200 square feet of gross floor area, plus one van accessible handicapped parking space. The project proposes a 5,280 square feet modular building which requires a minimum of 27 parking spaces per the zoning code. The project will provide 28 parking spaces plus two van accessible handicapped parking space; therefore the proposed project will be consistent with the parking requirements of Chapter 17.888.030. As a result, no impacts are anticipated and no mitigation is required.

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

Less Than Significant Impact

Almond Street is categorized as a Collector Road with currently a 60 foot right-of-way (ROW). The typical Collector Street is located within a 74 foot right-of-way and, at build-out, is expected to consist of one lane in each direction. Roadway improvements to Almond Street will be designed to comply with design criteria contained in Ordinance 461 of the City of Wildomar and the Wildomar General Plan, including the construction of sidewalks, curbs and gutters along the property frontage. Additional 10 feet of ROW may be acquired to support a Community Trail along Almond Street as shown on the Wildomar General Plan Trails and Bikeway System Map. The proposed project does not include bicycle lanes, bus turnouts or other design components to support alternative transportation as part of the project design. The project's implementation will not conflict with adopted policies supporting alternative transportation. As a result, no significant impacts are expected and no mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

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

2. Prior to issuance of any building permit, the developer shall pay the appropriate Transportation Uniform Mitigation Fee

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant Impact

The Santa Ana Regional Water Quality Control Board regulates wastewater discharges within the northern portion of the City of Wildomar. The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. The project proposes to connect to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure including existing mains located within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to

serve the proposed project site prior to the issuance of building permits. However, due to the nature of the proposed land uses on the project site and the relatively small size of the proposed project, it is not anticipated that the proposed project will exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. As a result, no significant impacts are anticipated and no additional mitigation measures are required. Urban runoff-related water quality impacts associated with project construction and operation are discussed in the Hydrology and Water Quality Section of this Initial Study.

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

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system and will be removed prior to grading for the proposed project. Water for the mobile home is provided by EVMWD. The project proposes to connect to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure including existing mains located within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits. However, due to the nature of the proposed land uses on the project site and the relatively small size of the proposed project, it is not anticipated that the proposed project will physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project related impacts will be mitigated through the payment of water and sewer connection fees.

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

Less Than Significant Impact

The project will not result in the construction of the new storm water drainage facilities or expansion of existing facilities as on-site drainage as onsite drainage will be handled on the project site and adjacent property to the south. Onsite water runoff from the project site will sheet flow from an AC Dike on the southwest corner of the project site to a porous landscape detention basin on the adjacent parcel to the south for water treatment. In the event of large water runoff, water that is not absorbed by the 1.5 foot deep porous landscape detention basin will be channeled into a 4 inch PVC pipe under the landscape detention basin and to an overflow channel (earthen V-Ditch) further south on the adjacent property. The water will be discharged from the overflow channel (earthen V-Ditch) to Bundy Canyon Road. The proposed drainage system will include best management practices identified in the Preliminary Water Quality Management Plan (and discussed in the Hydrology and Water Quality Section of this Initial Study). Since no new or expanded storm drain facilities are proposed, no significant impacts are anticipated.

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

Less Than Significant Impact

The project is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). Water for the existing mobile home is currently provided by EVMWD. The proposed project will also connect to the existing water service provided by EVMWD infrastructure to the water main within Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits. The proposed project will not create an additional demand for water supplies, including EVMWD and the impact is considered to be less than significant.

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

Less Than Significant Impact

As described above, the project will be connecting to water and sewer service provided by Elsinore Valley Municipal Water District (EVMWD) infrastructure. The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system. The proposed project will remove the existing sewage disposal system prior to grading and install new sewer lines that will connect to the sewer main in Almond Street. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions sewer service. Receipt of a Final Will Serve letter will be a condition of approval for the proposed project to ensure that sufficient capacity is available to serve the proposed project site prior to the issuance of building permits.

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

Less Than Significant Impact

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

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

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

Less Than Significant Impact with the Incorporated Mitigation

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

STANDARD CONDITIONS & REQUIREMENTS

1. The applicant shall obtain a Final Will Serve letter from Elsinore Valley Municipal Water District to ensure that sufficient capacity for water and sewer is available to serve the proposed project site prior to the issuance of building permits.

MITIGATION MEASURES

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

V. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

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

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact with Mitigation Incorporated

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

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

Less Than Significant Impact with Mitigation Incorporated

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

ATTACHMENT K

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

October 5, 2009

VIA E-MAIL and USPS

Ms. Alia Kanani
Project Planner
City of Wildomar Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Re: Pechanga Tribe Comments on the Mitigated Negative Declaration (MND) for the DLC Almond Office, Project 09-0625, Zone Change/Conditional Use Permit/Plot Plan

Dear Ms. Kanani:

Thank you for inviting us to submit comments on the above named Project. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project").

If you haven't already done so, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Tribe is submitting these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

THE CITY OF WILDOMAR MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government[1] and the State of California[2] that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the City of Wildomar consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names and a Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as the Tribe's extensive knowledge of this area and the City's sphere of influence, including the adjacent City of Lake Elsinore.

The Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Wildomar area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond with what was communicated to the Pechanga people by our elders.

There is a connection between Temecula and Lake Elsinore area, which includes Wildomar, that stems from the beginning of time for Pechanga people. Luiseño history originates with the creation of all things at *'éxva Teméeku*, modern-day City of Temecula, and

[1] See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

[2] See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

dispersing out to all corners of creation (what is today known as Luiseño territory). The name *éxva* can be translated as a "place of sand" and *Teméeku* means "sun place." Temecula derives its etymology from this place, where the Murrieta and Temecula Creeks converge to form the Santa Margarita River which flows onto the Pacific Ocean. This location is integral to Luiseño cultural history and heritage.

In many of the creation songs, Temecula and Elsinore are mentioned interchangeably, intimating a relationship between Temecula and Elsinore, including the entire area in between. It was at Temecula that the first human, *Wuyóot,* lived, fed and taught the people and here that he became sick. Several of our traditional songs relate the account of the people taking the dying *Wuyóot* to various hot springs, which included *Churúkunuknu $ákiwuna* (sliding place where hot water bubbles)--Murrieta Hot Springs and *'iténgvu Wumówmu*--Lake Elsinore, where he died. As he journeyed to these various springs, *Wuyóot* also named the increments of time that had passed, which became the months of the Luiseño calendar. During this time, he taught the First People all of his knowledge (Dubois 1908; Roberts 1933, 6-7).

Several noteworthy events in Luiseño culture took place just to the north of the Project area. For example, two of the *Káamalam* (first people), *Qáwqaw* and *Chixéemal*, had their first menses near the Lake, which is the subject of one of the girls' coming-of-age songs (DuBois 1908). Another song recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110).

In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the south central area of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Thus, our songs and stories, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Wildomar and the areas in between (*Páayaxchi, Nivé'wuna, Páa'a, Páa$ukwa, Pii'iv, Pívmay, We'éeva, Wiina* and *Temeeku*) are ancestors of the present-day Pechanga Band of Luiseño Indians, and as such, Pechanga is the appropriate culturally affiliated tribe for projects that impact this geographic area.

In addition, the Pechanga Tribe has a long modern day history of involvement with Projects in the cities surrounding and within the newly incorporated City of Wildomar. No only

has the Pechanga Tribe been involved, but it has been given the designation of the consulting tribe or affiliated tribe on projects located in the Cities of Lake Elsinore, Wildomar and Murrieta, such as County Sheriff's Station, Spy Glass Ranch, Diamond Specific Plan, Wasson West, Lake Street Marketplace, Palomar Office Plaza, Oak Springs Ranch, Guava Street Bridge, Murrieta 18 and Ivy Street Bridge. In addition, Pechanga was the consulting tribe on the projects which have been developed within the overarching East Lake/Liberty Specific Plan such as the Laing/Summerly, Waterbury and the Marina District Specific Plan, just a few miles to the northwest of the proposed Project.

The Tribe would welcome to opportunity to meet with the City to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT IMPACTS TO CULTURAL RESOURCES

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe is in receipt of the Archaeological Survey Reports and the Project Initial Study/Mitigated Negative Declaration (IS/MND). The Tribe understands that the Project consists of a change of zone from Rural Residential (R-R) to General Commercial (Cl/C-P) on the entire 3± acres with development of a nursery on 1.54 acres and future development proposed for the remaining lands. The Tribe thanks the City for the inclusion of the mitigation measures and conditions of approval to address the potential impacts to cultural resources, and for the inclusion of the Tribe in those measures. The Wildomar region is culturally significant to the Tribe and appreciates the opportunity to monitor earthmoving activities in the area.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The Tribe is in agreement with the proposed mitigation measures for cultural resources presented in the September 2009 Initial Study for the Mitigated Negative Declaration for this Project and request they be incorporated into the final MND and added as conditions of approval for the Project.

The Pechanga Tribe looks forward to working together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact

me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might address any outstanding issues concerning the mitigation language. Thank you.

Sincerely,

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
David Hogan, Planning Director City of Wildomar

ATTACHMENT L

WARREN D. WILLIAMS
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

127831

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RECEIVED
NOV 16 2009
CITY OF WILDOMAR

November 10, 2009

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

Dear Mr. Hogan:

Re: Notice of Intent to Adopt a Mitigated Negative Declaration for the DLC Almond Office

This letter is written in response to the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the DLC Almond Office. The project consists of a change of zone and plot plan/conditional use permit to allow for a 5,280 square foot modular building and outdoor wholesale nursery on a 1.54 acre site.

The Riverside County Flood Control and Water Conservation District has reviewed the MND and has no comments in regards to the Notice of Intent.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

Edwin Quinonez

for DALE V. ANDERSON
Senior Civil Engineer

ec: Riverside County Planning Department
Attn: Kathleen Browne

JRJ:DVA:blj

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.3
PUBLIC HEARING
Meeting Date: December 9, 2009

TO: Honorable Mayor Farnam, Members of the City Council

FROM: David Hogan, Planning Director

SUBJECT: Bella Rosa Condominium Project, Tentative Tract Map 33987 [PL08-0168]
APNs: 376-410-002 and 376-410-024

STAFF REPORT

RECOMMENDATION:
Staff recommends that the City Council adopt a resolution entitled:

RESOLUTION NO. 09 - 81
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 33987 WHICH WILL SUBDIVIDE 24.37 ACRES LOCATED NEAR THE INTERSECTION OF LA ESTRELLA ROAD AND DEPASQUALLE ROAD INTO FOUR LOTS AND ONE REMAINDER PARCEL (PROJECT NO. 08-0168)

BACKGROUND:
On February 25, 2009, the City Council considered the Bella Rosa project. At that meeting the Council approved the Mitigated Negative Declaration, General Plan Amendment 762, and Change of Zone 7207. However, the Council voted to continue Tentative Tract Map (TTM) 33987 and directed the applicant to modify the project access points to the proposed condominium project. Since that meeting, the applicant has modified the access locations to the condominium project and added private patio areas for the ground floor units.

The General Plan Amendment and Change of Zone re-aligned the land use boundaries in the are to conform to the future street pattern; commercial office on the west side of De Pasqualle Road and north of La Estrella Road, and Medium High Density Residential (5 – 8 dwelling units per acre) for the area located between La Estrella Road, De Pasqualle Road, and Glazebrook Road. The location of the project is shown in Attachment B. The General Plan land use designation, zoning, and existing land use information is contained in the following table. The General Plan land use and zoning information reflects the changes which were previously approved by the City Council.

EXISTING LAND USE, GENERAL PLAN, AND ZONING INFORMATION			
LOCATION	**CURRENT LAND USE**	**GENERAL PLAN LAND USE**	**ZONING**
Project Site	Vacant	Commercial Office	Commercial Office (C-O)
		Medium High Density Residential	General Residential (R-3)
		Open Space	Watercourse and Watershed Conservation Area (W-1)
North	Vacant & Rural Residential	Business Park & Medium Density Residential	Rural Residential (R-R)
South	Single Family Residential	Medium Density Residential	Single Family Residential (R-1)
East	Vacant	Medium Density Residential	Rural Residential (R-R)
West	Single Family Residential *	Medium Density Residential *	Single Family Residential (R-1)*

* Areas located across Interstate 15.

Tentative Tract Map

TTM 33987 proposed to subdivide the 24.37 acres site into five parcels. Two of the proposed parcels are for office uses, one parcel is for open space, and one parcel is for the proposed 81 attached condominium project. There is also an unbuildable (without an additional City approval) remainder parcel located on the west side of the arroyo. The size and purpose of each lot is described below. A copy of TTM 33987 is depicted in Attachment C.

- Lot 1 (7.5 net acres) would accommodate the proposed 81-unit residential condominium project. The density of this proposed project is 7.55 dwelling units per gross acre (if the preserved adjacent open space is included in the calculations). Including preserved areas into project density calculations is standard practice in areas with sensitive biologic resources that need to be preserved.

- Lot 2 (1.65 net acres) is for open space purposes to preserve the habitat areas along existing intermittent stream channel located along the eastern side of the site.

- Lots 3 and 4 (9.8 and 1.3 net acres, respectively) are located along Depasqualle Road and are identified for future commercial office uses.

- The final project component is a proposed one–acre Remainder Parcel adjacent to Glazebrook Road and Lot 2. Remainder parcels are defined as those portions of land which are not divided for the purpose of sale, lease, or financing but which meet the minimum development standards of the General Plan and Zoning Code as if it were a legal lot. According to the subdivision map act, remainder parcels can also be conditioned for improvements.

Condominium Project

The proposed residential condominium project is located on Lot 1 of TTM 33987. The project consists of 81 units in 14 buildings, a recreation/activity building, swimming pool, sports court, two tot lot/barbeque areas, and 210 parking spaces. The units with ground floor living areas do not have any private yard areas. The units include a variety of attached two-story units; some units have the living and sleeping areas on the second floor while other units have living areas on the ground floor and sleeping area on the second floor. The overall site plan is depicted in Attachment D.

The internal circulation system for the Bella Rosa Project consists of drive aisles to provide access to the enclosed garages and a network of pedestrian pathways connect each unit with the parking areas and the project amenities (the recreation/activity building, swimming pool, sports court, and two tot lot/barbeque areas). The pool complex is located near the middle of the project site. The elevations and typical floor plans for the residential units are contained in Attachments E and F, respectively. The proposed color palette is shown in Attachment G.

Vehicular access to the project is now provided through a primary access from De Pasqualle Road and an emergency access point onto Glazebrook Road. The Council had originally been concerned about a primary access point off of Glazebrook Drive that lined up directly with West Park Street. The redesign of the tentative tract map has addressed this concern by establishing the primary access point off of DePasqualle Road which is one of the project area collector streets.

At build-out of the road network for the surrounding area Depasqualle and La Estrella Roads will connect to George Street/Porras Road. However at this time, only Depasqualle Road provides arterial road access to the project site. To connect to George Street/Porras Road, La Estrella Road will be constructed approximately ¼ mile to the east to Ronald Reagan Elementary School. The tentative tract map is conditioned to construct the extension of La Estrella Road easterly to the existing end of the paved road near Ronald Reagan Elementary School (approximately 1,150 feet). The construction of La Estrella Road will require the permission of adjacent property owners.

In addition to the changes to the proposed project access points, the applicant has also modified the project to provide small patio yards for each of the ground floor units as well as modifying the project's primary access point to be located of off De Pasqualle Road. Because the applicant has addressed the Council's previous concerns with the site access and has added additional improvements to the project, staff is

recommending that the City Council approve Tentative Tract Map 33987 subject to the conditions of approval located in Exhibit A to Attachment A.

FINDINGS:
The following findings in support of the proposed project are based upon the findings made by the County Planning Commission as part of their decision to recommend approval of the project.

A. The proposed General Plan Amendment and Change of Zone are consistent with the City of Wildomar General Plan.

The General Plan Land Use Designations for the subject properties are Commercial Office and Medium High Density Residential. The Project site is located in an area identified for future urban scale development. The proposed Change of Zone is consistent with these General Plan Land Use Designations. According to the General Plan Land Use Zoning Consistency Table, the Commercial Office (CO) and General Residential (R-3) are rated "Highly Consistent" with the Commercial Office and Medium High Density Residential Land Use Designation.

B. The proposed condominium project is consistent with the requirements of the City of Wildomar General Plan and with all applicable requirements of State Law and ordinances of the City of Wildomar.

The proposed Tentative Tract Map (and associated condominium project) conforms to the City of Wildomar General Plan Medium High Density Residential Land Use Designation which anticipates future development between 5 and 8 dwelling units per acre. The project density for development on Lot 1 (including the preserved area provided in Lot 2) is 7.55 dwelling units per acre.

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

The site is generally level, served by the necessary public utilities and is physically suitable for the type and proposed density of development proposed (as also noted in Finding B above). Furthermore, conditions of approval have been added to ensure that the project complies with all applicable development standards for the property.

D. The design of the project and the proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the tract map, condominium project, and proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The

project has been modified to preserve (and avoid any impacts to) the sensitive habitat areas along the primary watercourse.

ENVIRONMENTAL ASSESSMENT:

Environmental Assessment No. 40319, prepared by the County of Riverside identified the potentially significant impacts for biologic resources, cultural resources, geology/soils, and hydrology/water quality. However these potentially significant impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified in Initial Study for Environmental Assessment 40319 that was prepared by County staff. The City Council approved the mitigated negative declaration for Project 08-0168 at the February 25, 2009 Council meeting. A copy of the Initial Environmental Study is contained in Attachment H.

ALTERNATIVES:

1. Deny the Project
2. Provide other direction to staff.

ATTACHMENTS:

A. Resolution Approving Tentative Tract Map 33987
   Exhibit A – Conditions of Approval
B. Vicinity Map
C. Tentative Tract Map 33987
D. Site Plan
E. Elevations
F. Typical Floor Plans
G. Color Palette
H. Initial Study

Submitted by:	Approved by:
_____	_____
David Hogan	Frank Oviedo
Planning Director	City Manager

ATTACHMENT A

RESOLUTION ADOPTING TTM 33987

RESOLUTION NO. 09 - 81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONDITIONALLY APPROVING TENTATIVE TRACT MAP 33987 WHICH WILL SUBDIVIDE 24.37 ACRES LOCATED NEAR THE INTERSECTION OF LA ESTRELLA ROAD AND DEPASQUALLE ROAD INTO FOUR LOTS AND ONE REMAINDER PARCEL (08-0168)

WHEREAS, Mr. Glen Daigle did duly file an application for a General Plan Amendment, Change of Zone, and Tentative Tract Map [PL08-0168] with the County of Riverside for a project named Bella Rosa;

WHEREAS, the County of Riverside Planning Commission, at a regularly scheduled meeting on June 11, 2008, recommended approval of the project to the Board of Supervisors;

WHEREAS, the County of Riverside was unable to present the project to the Board of Supervisors for consideration prior to the City of Wildomar's incorporation on July 1, 2008;

WHEREAS, the County of Riverside Planning Department did transfer the Bella Rosa project application to the City of Wildomar to complete the processing of the proposed project;

WHEREAS, the City of Wildomar adopted the existing County of Riverside General Plan to serve as the initial General Plan for the City on July 1, 2008;

WHEREAS, the City of Wildomar adopted the existing County of Riverside Zoning and Subdivision Ordinances to regulate land development activities within the City on July 1, 2008;

WHEREAS, the City Council, at a regularly scheduled meeting on February 25, 2009, , conducted a duly noticed public hearing and considered the Project and the associated environmental review documents at which time interested persons had an opportunity to and did testify either in support or in opposition to this matter;

WHEREAS, the City Council approved the Mitigated Negative Declaration for the project on February 25, 2009; and

WHEREAS, at the conclusion of the City Council review and after due consideration of the testimony, the City Council voted to continue the tentative tract map to a future unspecified date;

WHEREAS, the City Council, on December 9 2009, conducted a duly noticed public hearing and considered the Project and the associated environmental review

documents at which time interested persons had an opportunity to and did testify either in support or in opposition to this matter;

WHEREAS, at the conclusion of the City Council public hearing and after due consideration of the testimony, the City Council conditionally approved Tentative Tract Map 33987 subject to the attached conditions of approval and based upon the findings set forth hereunder;

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

Section 1. Findings. The City Council, in approving the Project hereby makes the following findings as required by the City of Wildomar Municipal Code:

A. The proposed Tentative Tract Map is consistent with the City of Wildomar General Plan.

The General Plan Land Use Designations for the subject properties are Commercial Office and Medium High Density Residential. The Project site is located in an area identified for future urban scale development. The proposed Change of Zone is consistent with these General Plan Land Use Designations. According to the General Plan Land Use Zoning Consistency Table, the Commercial Office (CO) and General Residential (R-3) are rated "Highly Consistent" with the Commercial Office and Medium High Density Residential Land Use Designation.

B. The proposed condominium project is consistent with the requirements of the City of Wildomar General Plan and with all applicable requirements of State Law and ordinances of the City of Wildomar.

The proposed Tentative Tract Map (and associated condominium project) conforms to the City of Wildomar General Plan Medium High Density Residential Land Use Designation which anticipates future development between 5 and 8 dwelling units per acre. The project density for development on Lot 1 (including the preserved area provided in Lot 2) is 7.55 dwelling units per acre.

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

The site is generally level, served by the necessary public utilities and is physically suitable for the type and proposed density of development proposed (as also noted in Finding B above). Furthermore, conditions of approval have been added to ensure that the project complies with all applicable development standards for the property.

D. The design of the project and the proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the tract map, condominium project, and proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project has been modified to preserve (and avoid any impacts to) the sensitive habitat areas along the primary watercourse.

Section 2. Environmental Compliance. A Mitigated Negative Declaration was prepared for this project. It was reviewed by both Riverside County Planning Staff and City of Wildomar Planning Staff, and duly noticed for public review by the County of Riverside. As such, the City Council finds that the Mitigated Negative Declaration prepared for this project satisfies the requirement of CEQA and is therefore approved. The Mitigated Negative Declaration and related documents can be obtained in the office of the Planning Division. The Mitigated Negative Declaration was approved by the City Council on February 25, 2009.

Section 3. Approval. The City Council of the City of Wildomar approves Tentative Tract Map 33978 subject to the conditions of approval set forth in Exhibit A, attached hereto, and incorporated herein by this reference.

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

Scott Farnam
Mayor

APPROVED AS TO FORM:

Julie Hayward Biggs
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk

EXHIBIT A

CITY OF WILDOMAR

DRAFT CONDITIONS OF APPROVAL

Planning Application Number: TTM 33987 (Project Number 08-0168)

Project Description: Subdivision of 24.37 acres into four parcels and one remainder parcel, the approval of an 81-unit residential condominium project (Lot 1) and the preservation of the associated open space/habitat area (Lot 2).

Assessor's Parcel Number(s): 376-410-002 and 376-410-024

Approval Date: December 9, 2009 **Expiration Date:** December 9, 2012

Within 48 Hours of the Approval of This Project

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

2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

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

4. This tentative subdivision shall comply with the provisions of State of California Subdivision Map Act and Title 16 – Subdivisions (Ordinance 460), unless modified by the conditions listed herein. This tentative subdivision shall expire in three (3) years unless an application for an extension is filed at least 30 days prior to the expiration date. The City, for good cause, may grant up to five (5) one-year extensions of time, one year at a time.

5. Future development projects shall comply with the provisions of the General Plan, Title 17 – Zoning (Ordinance 348), and applicable design criteria and guidelines.

6. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 08-0168.

7. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Department. The developer shall obtain City approval for any modifications or revisions to the approval of this project.

8. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

9. If revisions to the project phasing are proposed, a revised phasing plan shall be submitted to and approved by the Director of Planning.

10. Any future condominium plans shall be submitted to the Planning Director along with proof of consistency with these approved plans.

11. The developer, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

12. Any development on Lots 3, 4, or the Remainder Parcel shall require separate entitlements/approvals by the City of Wildomar.

13. No development is allowed within Open Space Lot 2.

14. Landscaping installed for the project shall be continuously maintained to the satisfaction of the Planning Director. If it is determined that the landscaping is not being maintained, the Planning Director shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.

15. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified for the residential project proposed for Lot 1, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff

determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

Materials & Locations	**Colors**
Main Building Stucco	Omega Stucco Products #12-Chenille
Ground Floor & Window Trim Stucco	Omega Stucco Products #403-Baked Potato
Main Building Accent Element Stucco	Omega Stucco Products #232-Sonoma
Roof Tile	Eagle Roofing #3723–Adobe Blend
Window	Milgard Window Color - Walnut

16. The Applicant shall submit to the Planning Department for the permanent files 8" X 10" glossy photographic color prints of the approved color and materials board and the colored architectural elevations. All labels on the color and materials board and Elevations shall be readable on the photographic prints.

17. Lot access shall be restricted to approved locations on the Final Map.

18. Parking for the project shall be shared across each individual site (i.e. Lots 1, 3, and 4. If the project involves multiple lots, the applicant shall submit to the Planning Department a copy of a recorded Reciprocal Use Agreement, which provides for cross-lot access and parking across all lots.

19. No grading shall be performed without the prior issuance of a grading permit by the City.

20. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries.

21. Any model residential units/model home complex will require the approval of a Plot Plan by the Director of Planning prior to the issuance of a building permit.

22. All downspouts for non-residential development shall be internalized.

23. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

24. If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is

determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

25. The developer shall take reasonable steps to prevent off-highway vehicles from using the site whenever any portion of the site is used for soil stockpiling purposes. The developer shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

26. This approval shall not be valid until all outstanding permit and application processing fee balances are paid in full. No extensions of time shall be granted unless all balances have been paid in full.

Prior to Issuance of Grading Permit(s)

27. Prior to obtaining a grading permit, the applicant shall obtain approval for the import/export location from the City of Wildomar. No grading or haul permit, or phased component thereof, shall be issued until the applicant has obtained approval for the location of any off-site import/export material, as well as the associated haul route(s), for any required grading from the City Engineering. The applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day, and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. Prior to the issuance of the grading or haul permit, the Planning Director shall review the proposed import sites and haul routes to determine if a new or modified environmental assessment is required. No grading permit shall be issued until any required environmental clearance has been approved by the Planning Director.

28. Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.

29. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM_{10} Control Plan may be required at the time a grading permit is issued.

30. Prior to issuance of any grading permit or the approval of any improvements plans, whichever comes first, the applicant shall provide the City Engineer with evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the National Pollutant Discharge Elimination System (NPDES) requirement to obtain a construction permit from the State

31. Prior to the issuance of a grading permit, the developer shall provide a copy of appropriate necessary clearances or permits showing that the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit and State Department of Fish and Game 1603 Agreement).

32. Prior to the issuance of a grading permit, or building permit, whichever occurs first, the developer shall pay all necessary impact and mitigation fees required prior to the issuance of a grading permit. These fees include, but are not limited to, fees associated with the Stephens Kangaroo Rat Habitat Conservation Plan and the Western Riverside Multiple Species Habitat Conservation Plan.

33. Prior to the issuance of a grading permit, the developer shall pay the established fee for the Murrieta Creek/Wildomar Valley Area Drainage Plan. Drainage fees shall be paid (with cashier's check or money order only) to the District and a copy of the receipt provided to the City.

34. At least 30 days prior to seeking a grading permit, the project applicant shall contact the Pechanga Band of Luiseño Indians (Tribe) to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation by the developer; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

35. Prior to the issuance of a grading permit, the developer is required to enter into a Cultural Resources Treatment Agreement with the Pechanga Tribe. This Agreement will address the treatment and disposition of cultural resources and human remains that may be impacted as a result of the development of the project, as well as provisions for tribal monitors.

36. If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the Pechanga Tribe shall be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation.

37. A qualified archaeological monitor shall be allowed to monitor all grading, excavation and groundbreaking activities including all archaeological surveys, testing, and studies, and shall have the authority to stop and redirect grading activities, in consultation with the Pechanga Tribe and their designated monitors, to evaluate the significance of any archaeological resources discovered on the property.

38. The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition. All sacred sites are to be avoided and preserved.

39. The following requirement shall be included in the Notes Section of the Grading Plan: *"If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Director of Planning at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Director of Planning shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Director of Planning shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Director of Planning."*

40. A 30-day preconstruction Burrowing Owl Survey, in accordance with MSHCP guidelines and survey protocol, shall be conducted prior to ground disturbance. The results of the 30-day preconstruction survey shall be submitted to the Planning Department prior to the commencement of any grading activities or the scheduling a pre-grading meeting with the Engineering Department. Re-occupation of the site by this species may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If relocation is necessary, all relocation activities shall be performed outside of the nesting season (March 1 through August 31) by a qualified biologist.

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

42. Prior to the issuance of a grading permit, the applicant shall submit, and the City Engineer approve the Final Water Quality Management Plan which ensures that post-construction flows do not exceed pre-construction levels and that the specified BMPs will minimize any water quality impacts. The Final WQMP include a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the

43. Prior to the issuance of a grading permit, the developer shall pay the established fee for the Murrieta Creek/Wildomar Valley Area Drainage Plan. Drainage fees shall be paid (with cashier's check or money order only) to the District and a copy of the receipt provided to the City.

44. All of the foregoing conditions shall be complied with prior to the issuance of a grading permit.

Prior to Issuance of Building Permit(s)

45. No building permits for residential units shall be issued before the final map is recorded.

46. Prior to the issuance of a building permit, the Developer shall demonstrate compliance with the California Title 24.

47. Prior to the issuance of a building permit, the outdoor lighting for project shall conform to the requirements of Chapter 8.80 of the Wildomar Municipal Code (previously known as Ordinance 655). These items shall be shown on electrical plans submitted prior to the issuance of building permit and shall be reviewed and approved by the Building and Safety Department. The developer shall submit a photometric plan for any parking lots to the Planning Department, which meets the requirements of the Municipal Code and Chapter 8.80. The parking lot light standards shall be placed in such a way as to not adversely impact the growth potential of the parking lot trees.

48. Prior to the issuance of a building permit, the developer shall submit an acoustical study, performed by an acoustical engineer, to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. If needed, the acoustical study shall include measures to reduce interior noises to appropriate levels. The Building and Planning Departments shall review the studies and require modifications to the project plans to ensure compliance with the interior noise standards.

49. Precise grading plans shall be provided to verify the accessibility for persons with disabilities.

50. Prior to the issuance of a building permit, the developer shall prepare and submit to the Fire Department for approval a fire protection/vegetation management plan (if required) that should include but not limited to the following items: (1) fuel modification to reduce fire loading; (2) appropriate fire breaks according to fuel load, slope and terrain; (3) non flammable walls along common boundaries between rear yards and open space; (4) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet; and (5) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas. Fuel modification requirements in habitat conservation areas will require the concurrence with the appropriate conservation agency.

51. Prior to issuance of a building permit, the developer shall submit Fire Alarm System Plans to the Fire Department for approval.

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

53. Prior to the issuance of a building permit, the developer shall submit three copies of Construction Landscaping and Irrigation Plans to be reviewed and approved by the Planning Department. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, genus, species, and container size of the plants shall be shown. The plans shall be consistent with Chapter 17.276 (Water-Efficient Landscape Requirements). The plans shall be accompanied by the appropriate filing fee (per the City of Wildomar Fee Schedule at time of submittal) and one copy of the approved Grading Plan.

54. The Applicant shall submit landscaping and irrigation plans within the public right of way to Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.

55. The Landscaping and Irrigation Plans shall include water usage calculations per Chapter 17.276 (Water-Efficient Landscape Requirements) of the Municipal Code, the total cost estimate of plantings and irrigation (in accordance with approved plan), and the locations of all existing trees that will be saved consistent with the approved tentative map.

56. A landscape maintenance program shall be submitted for approval, which details the proper maintenance of all proposed plant materials to assure proper growth and landscape development for the long-term esthetics of the property. The approved maintenance program shall be provided to the landscape maintenance contractor who shall be responsible to carry out the detailed program.

57. Automatic irrigation shall be installed for all landscaped areas and complete screening of all ground mounted equipment from view of the public from streets and adjacent property for private common areas; front yards and slopes within individual lots; shrub planting to completely screen perimeter walls adjacent to a public right-of-way equal to 66 feet or larger; and, all which shall include, but may not be limited to, private slopes and common areas.

58. All Landscaping and Irrigation Plans shall ensure that all utilities are screened from public view in such a way that the screening does not appear to be an “after thought”. Landscape construction drawings shall show and label all utilities and provide appropriate screening.

59. The plans shall include all hardscape areas for equestrian trails and pedestrian trails within private common areas.

60. Wall and fence plans shall be consistent with the Conceptual Landscape Plans showing the height, location, and materials for all walls and fences:

    a. Decorative block for the perimeter of the project adjacent to a public right-of-way equal or larger than 66 feet as well as side yards for corner lots.

    b. Wrought iron appearing or decorative block and wrought iron combination fencing to take advantage of views from the side or rear yards.

    c. Wood fencing shall be used for all side and rear yard fencing when not restricted/conditioned as may be outlined above.

61. Prior to the issuance of the first building permit or the recordation of the final map, whichever occurs first, improvement plans shall be approved by the City Engineer.

62. Precise Grading Plans shall be consistent with the approved rough grading plans including all structural setback measurements.

63. All Water Quality Management Plan (WQMP) treatment devices to be located in the landscaped areas shall be shown on the construction landscape plans. If revisions are made to the WQMP design that result in any changes to the conceptual landscape plans after entitlement, the revisions will be shown on the construction landscape plans, subject to the approval of the Director of Planning.

64. Roof-mounted mechanical equipment shall not be permitted within the subdivision; however, solar equipment or any other energy saving devices shall be permitted with Director of Planning approval.

65. Building Construction Plans shall include detailed outdoor areas (including but not limited to trellises, decorative furniture, fountains, hardscape (choose or add to as appropriate) to match the style of the building subject to the approval of the Planning Director.

66. Minimum required fire flow shall be 1500 GPM for a two hour duration with a 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. This fire flow is based on (1) type VN construction per the most recent adopted version of California Building Code, and (2) that the buildings have a fire sprinkler system.

67. A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

68. All of the foregoing conditions shall be complied with prior to the issuance of a building permit.

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

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

69. The developer shall pay all necessary impact and mitigation fees required prior to the issuance of a grading permit. These fees include, but are not limited to, fees associated with the Transportation Uniform Mitigation Fee (TUMF), Quimby Fee, and Development Impact Fees.

70. Prior to the issuance of a building permit or to recordation of the final map whichever occurs first, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.

71. Occupancy releases will not be issued to Building and Safety for any lot exceeding 50% of the total recorded residential lots within Lot 2 prior to completion of the following improvements. (1) Primary and alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. (2) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. (3) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required. (4) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required. (5) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required. (6) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with Ordinance 461.

72. Prior to release of occupancy, the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

73. Prior to release of occupancy, the developer shall locate onsite, Site Display Boards containing an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

74. Prior to release of occupancy, the developer shall install the manual and automatic Fire Alarm System to the satisfaction of the Chief Building Official.

75. Prior to release of occupancy the developer shall install portable fire extinguishers with a minimum rating of 2A-10BC and signage as may be required by the Fire Department. These Fire Extinguishers shall be located in public areas and located in recessed cabinets mounted 48" (inches) on center above floor level with maximum 4" projection from the wall in locations approved by the Fire Department.

76. Prior to release of occupancy of the Recreation Center building, a U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. The system must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review

and approval prior to installation. This system may be connected to the alarm system for the rest of the project.

77. Prior to release of occupancy, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the City Engineer for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s), continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

78. Prior to release of occupancy, electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461, or as approved by the City Engineer. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the City Engineer as proof of completion.

79. Prior to release of occupancy/final occupancy, install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of Title 16 – Subdivisions (formerly Ordinance 460) and Ordinance 461.

80. The applicant shall be required to screen all loading areas and roof mounted mechanical equipment from view of the adjacent residences and public right-of-ways. If upon final inspection it is determined that any mechanical equipment, roof equipment or backs of building parapet walls are visible from any portion of the public right-of-way adjacent to the project site, the developer shall provide screening by constructing a sloping tile covered mansard roof element or other screening reviewed and approved by the Director of Planning.

81. Prior to release of occupancy/final occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Director of Planning. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Department to schedule the final inspection(s).

82. Private common area landscaping shall be completed for inspection prior to issuance of the occupancy permit.

83. Performance securities, in amounts to be determined by the Director of Planning, to guarantee the maintenance of the plantings in accordance with the approved construction landscape and irrigation plan shall be filed with the Planning Department for a period of one year from final Certificate of Occupancy. After that year, if the landscaping and irrigation system have been maintained in a condition satisfactory to the Director of Planning, the bond may be released upon request by the applicant.

84. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each

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

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

85. All site improvements including but not limited to parking areas and striping shall be installed.

86. Blue retro-reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. The placement of pavement markers shall be approved by the Riverside County Fire Department.

87. If warranted, prior to final inspection the Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines and to the satisfaction of Public Works.

88. Prior to the final inspection, all outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan and the provisions of Chapter 8.80 of the Wildomar Municipal Code.

89. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

Prior to Recordation of the Final Map

90. A copy of the Final Map shall be submitted to and approved by the Planning and Engineering Departments prior to scheduling the Final Map for approval by the City Council.

91. Prior to the issuance of a building permit or to recordation of the final map whichever occurs first, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.

92. Prior to the issuance of a building permit, the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.

93. Prior to recordation of the Final Map, the Planning Department shall determine if the deposit based fees for the project are in a negative balance, and receive the appropriate payment for any negative balance as well as any anticipated additional project-related expenses.

94. A copy of the Environmental Constraint Sheet (ECS) shall approved by the Planning Department with the following notes:

a. This property is located within 45 miles of Mount Palomar Observatory. All proposed outdoor lighting systems shall comply with the California Institute of Technology, Palomar Observatory recommendations, Ordinance No. 655.

b. This property is within a County-Designated Fault Hazard Zone. County Geologic Report No. 1422 was prepared for this project. Active faulting was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1422, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor.

c. This property is located within the 100-year floodplain.

d. This property is within a Liquefaction Hazard Zone.

e. This property is within a Subsidence Zone.

f. Lot 2 is designated for wildlife corridor and habitat purposes.

95. A conservation easement encompassing the Wildlife Corridor within Lot 2, as shown on the Tentative Map, shall be delineated on the Final Map.

96. Prior to the recordation of the Final Map, the lot access shall be consistent with the access locations shown on the approved tentative map to the satisfaction of the City Engineer.

97. Prior to the recordation of the Final Map, the improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.

98. Prior to the recordation of the Final Map, the off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public.

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

100. Prior to the recordation of the Final Map, a signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. All work prepared shall be to the satisfaction of the City Engineer.

101. The land divider shall install street name sign(s) in accordance with County Standard No. 816 or directed by the City Engineer.

102. The street design and improvement concept of this project shall be coordinated with Tentative Tract Map 30155.

103. Prior to recordation of the Final Map, the project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be provided within the rights-of-way for Depasqualle

Road, La Estrella Road, and Grazebrook Road. Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict only such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

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

105. Prior to the recordation of the Final Map, the Applicant shall design and install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.

106. Prior to the recordation of the Final Map, landscaping within public road rights-of-way shall comply with City standards and require approval by the City Engineer. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or Assessment District.

107. Prior to the recordation of the Final Map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.

108. Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of recordation.

109. The Applicant shall design and install electrical power, telephone, communication, and cable television lines to be placed underground, including existing overhead lines, 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site, in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances, and to the satisfaction of the City Engineer. The Applicant shall submit to the City Engineer, for verification purposes, written proof for initiating the design and/or application of the relocation issued by the utility company.

110. The following street improvements shall be constructed.

a. Depasqualle Road is designated as Collector Road and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter and 6' sidewalk within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74') A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

b. La Estrella Street (from Depasqualle Road easterly to 345') is designated as Collector Road and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter and 6' sidewalk within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74') A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

c. La Estrella Street (from 345' east of Depasqualle Road to western end of the existing improvements to La Estrella Road) is designated as Collector Road and

shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 6' sidewalk within the 52' part-width dedicated right-of-way (37' project side, and 15' opposite side of centerline), in accordance with County Standard No. 103, Section "A". A 6' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 15' parkway.

d. Glazebrook Road along tract boundary (including along the frontage of the Remainder Parcel) is designated as a Local Road and shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk within the 45' part-width dedicated right-of-way (30' project side, and 15' opposite side of centerline), in accordance with County Standard No. 105, Section "A". A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway. Right-of-way acquisition shall be the responsibility of the applicant/developer.

e. The improvements to these streets may be constructed in phases with the approval of an infrastructure phasing plan approved by the City Engineer and Planning Director.

111. Prior to Recordation of the Final Map, the project proponent shall file an application for annexation into County Service Area 152 (CSA 152), or a similar mechanism (including landscape and lighting maintenance district), for graphiti abatement and street sweeping through the City Engineer.

112. Prior to recordation of the Final Map, the intersection of George Avenue (NS) and Clinton-Keith Road (EW) shall be improved to provide the following geometrics: Northbound: one shared left-turn/through/right-turn lane Southbound: one shared left-turn/through/right-turn lane Eastbound: one left-turn lane, one through lane, one right-turn lane westbound: one left-turn lane, one shared through/right-turn lane or as approved by the City Engineer. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer. The developer shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the City Engineer.

113. Prior to the recordation of the Final Map, the City shall approve a Street Light Plan, prepared by the developer and designed in accordance with Title 16 – Subdivisions (formerly Ordinance 460) and the Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 (Standard No's 1000 or 1001).

114. Prior to recordation of the Final Map, water and sewer system plans and specifications shall approved by the Elsinore Valley Municipal Water District and the Department of Environmental Health (if required).

115. Prior to recordation of the Final Map, the land divider shall form or annex to a trails maintenance district or other maintenance district approved by the Planning Director, for the maintenance of a ten- to fourteen-foot (10'-14') wide community trail located along open space area. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

116. Prior to recordation of the Final Map, inspection and maintenance of any flood control facilities to be constructed with this tract must be performed by either the City Engineer or the Flood Control District. The developer must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment.

117. Prior to recordation of the Final Map or the issuance of a grading permit, whichever occurs first, the flood control facilities shall be constructed with this project in accordance with applicable standards. The City Engineer shall determine if the facility will be maintained by Flood Control District or the City of Wildomar. The applicant shall execute a maintenance agreement with the appropriate agency and the City Engineer shall determine if an easement or a parcel is taken in fee title. The plans cannot be signed prior to execution of the agreement

118. Prior to recordation of the Final Map or the issuance of a grading permit, whichever occurs first, the applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer.

119. The engineer/owner must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: (1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; (2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and (3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled. Inspection and maintenance of the flood control facilities to be constructed with this tentative tract map must be performed by either the City Engineer or the Flood Control District.

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

121. A copy of the Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted and approved by the Planning Director, with the appropriate fees. The CC&Rs shall include

liability insurance and methods of maintaining open space, recreation areas, parking areas, private roads, exterior of all buildings and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved with the permission of the City. Separate CC&Rs will be required for the approved commercial lots if multi-tenant development is proposed.

122. The CC&Rs shall be in the form and content approved by the Planning Director, City Engineer and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.

123. The CC&Rs shall be prepared at the developer's sole cost and expense.

124. The CC&Rs shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas, drainage and facilities.

125. The CC&Rs shall provide that all property shall be maintained so as not to create a public nuisance. If the property is not maintained in the condition required by the CC&Rs, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the CC&Rs or the City Ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.

126. Reciprocal access easements and maintenance agreements ensuring access to all parcels and joint maintenance of all roads, drives or parking areas shall be provided by the CC&Rs or by deeds and shall be recorded concurrent With the map or prior to the issuance of building permit where no map is involved.

127. An Article must be added to every set of CC&Rs to read as follows:

"Article ____

CONSENT OF CITY OF WILDOMAR

1 The Conditions of Approval of Tentative Tract Map Number 33987 requires the City to review and approve the CC&Rs for the Parcel.

2. Declarant acknowledges that the City has reviewed these CC&Rs and that its review is limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessment procedures, assessment enforcement, resolution of disputes or procedural matters.

3. In the event of a conflict between the Conditions of Approval of the land use entitlements issued by the City for the Parcel or Federal, State, or local laws, ordinances, and regulations and these CC&Rs, the provisions of the Conditions of Approval and Federal, State or local laws, ordinances, and regulations shall prevail, notwithstanding the language of the CC&Rs.

4. These CC&Rs shall not be terminated, amended or otherwise modified without the express written consent of the Director of Planning of the City of Wildomar. "

128. An Article must be added to every set of CC&Rs, following the Declarant's signature, to read as follows:

"Article ____

CONSENT OF CITY OF WILDOMAR

The Conditions of Approval for Tentative Tract Map No. require the City of Wildomar to review and approve the CC&Rs for the Parcel. The City's review of these CC&Rs has been limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessments, enforcement of assessments, resolutions of disputes or procedural matters. Subject to the limitations set forth herein, the City consents to the CC&Rs.

_____	_____
Director of Planning	Approved as to Form City Attorney"

129. No lot or suite in the development shall be sold unless a corporation, association, property owners group or similar entity has been formed with the right to assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and common facilities in the development, such assessment power to be sufficient to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development Such entity shall operate under recorded CC&Rs, which shall include compulsory membership of all owners of lots and/or suites and flexibility of assessments to meet changing costs of maintenance, repairs, and services. Recorded CC&Rs shall permit enforcement by the City for provisions required as Conditions of Approval. The developer shall submit evidence of compliance with this requirement to, and receive approval of, the City prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.

130. CC&Rs shall be finalized and recorded at the time of Final Map Recordation.

131. One copy of the final recorded CC&Rs shall be provided to the Planning Department.

132. All of the foregoing conditions shall be complied with prior to recordation of the final map.

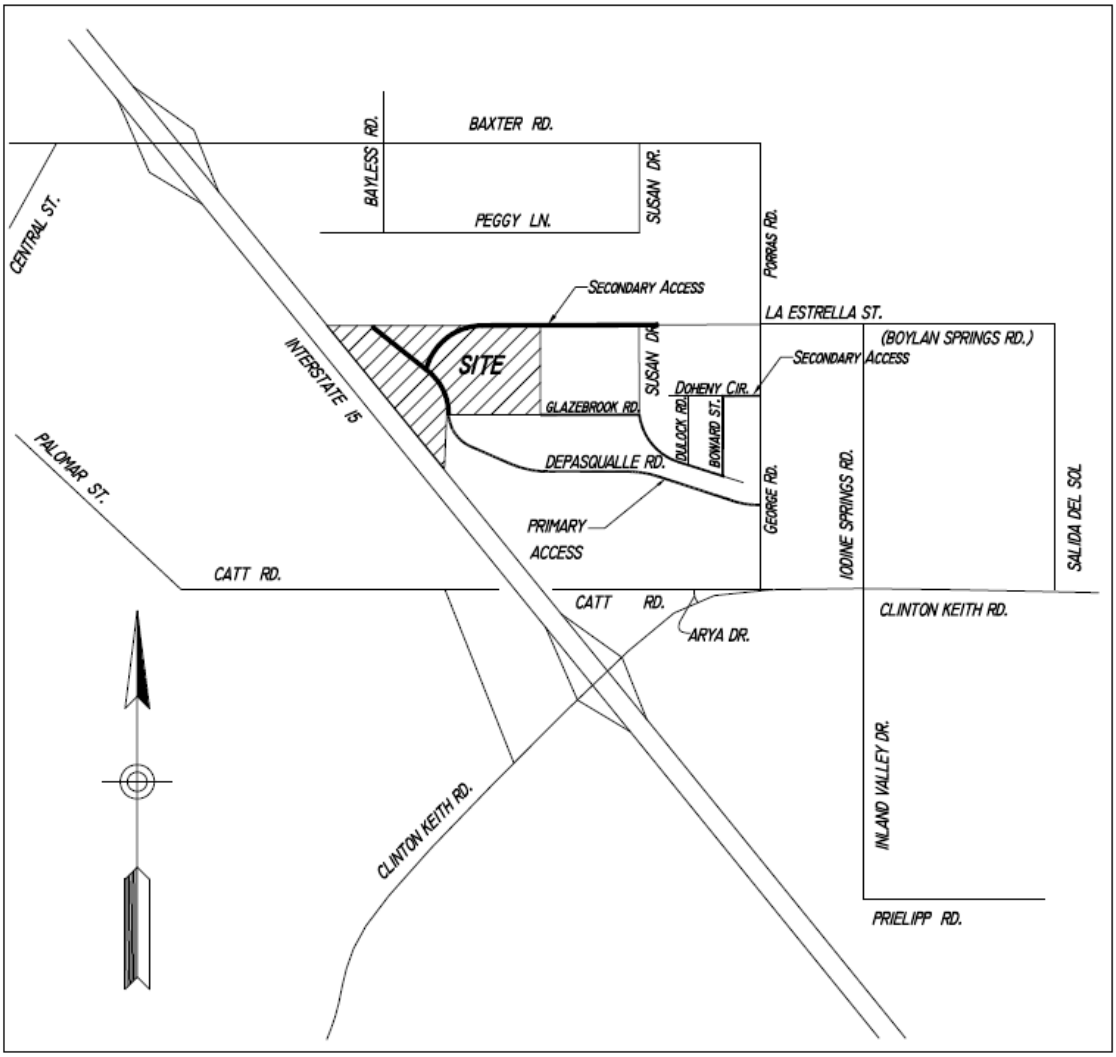
OUTSIDE AGENCIES REQUIREMENTS:

None.

ATTACHMENT B

VICINITY MAP

PROJECT VICINITY MAP



VICINITY MAP

N.T.S.

SEC. 34, TOWNSHIP 5 S, RANGE 3 W

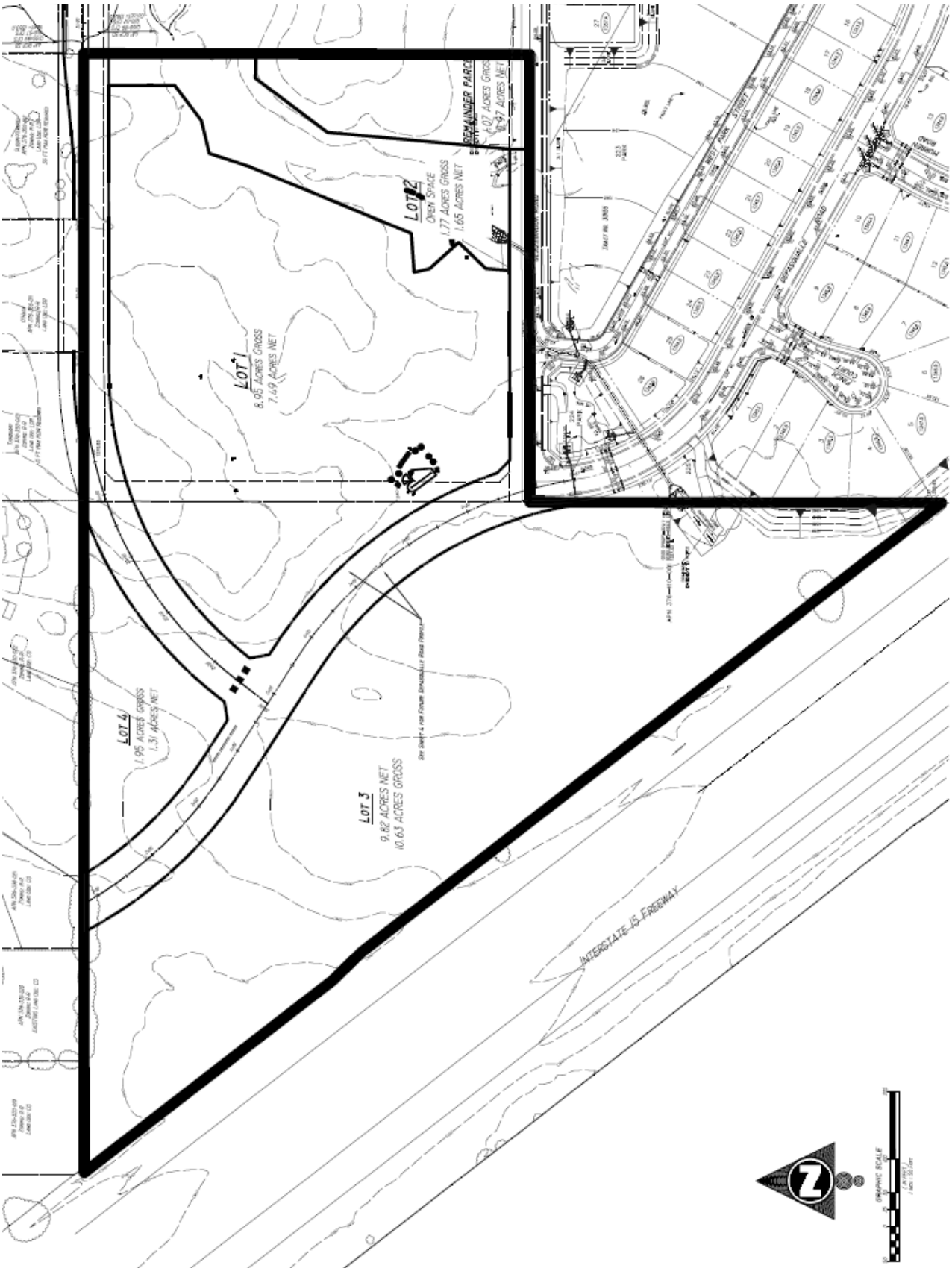
THOMAS BROTHERS 2006 EDITION,

PAGE 897 GRIDS E-7 AND F-7 (RIVERSIDE COUNTY)

ATTACHMENT C

TENTATIVE TRACT MAP 33987

PROPOSED TRACT MAP



ATTACHMENT D

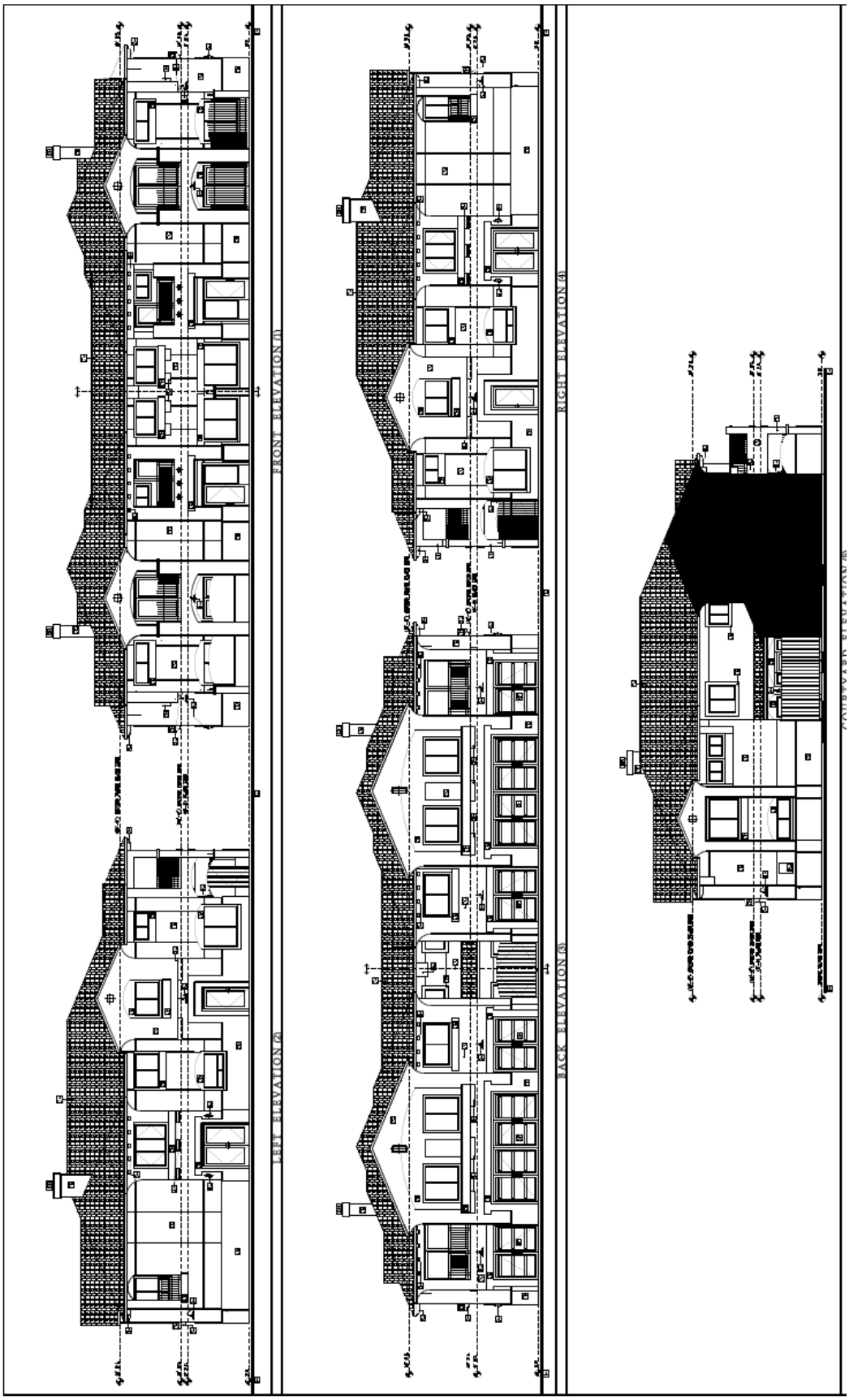
RESIDENTIAL SITE PLAN

Phase 1
se 3
LA ESTRELLA ROAD (PHASE 3)
STREET "A" (PRIVATE)
STREET "B" (PRIVATE)
STREET "C" (PRIVATE)
STREET "D" (PRIVATE)
PASQUALLE ROAD (PHASE 1)
PASQUALLE ROAD PROFILE
GLAZEBROOK ROAD
GATED EMERGENCY ONLY ACCESS
LOT 1
6.96 ACRES GROSS
7.49 ACRES NET
LOT 2
OPEN SPACE
1.77 ACRES GROSS
1.65 ACRES NET
REMAINDER PARCEL
1.07 ACRES GROSS
0.97 ACRES NET
100' FUEL MODIFICATION ZONE PER COUNTY FIRE DEPT. REQUIREMENTS
100 YEAR FLOOD PLAIN
EXIST. DRAINAGE & PONDING EASEMENT TO RCFCD
EXIST. TURNAROUND AREA
TOT LOT
SPORT COURT
REC ROOM
POOL
BBQ AREA
WATER QUALITY BASIN
11,848 CF PROPOSED
REQUIRED
EXIST R/W TO BE VACATED
FIRE TRUCK TURNING RADIUS
PROP. ROAD DEDICATION
INLET=1330.0
OUTLET=1328.0

ATTACHMENT E

ELEVATIONS

E-1 DIMENSIONED ELEVATIONS

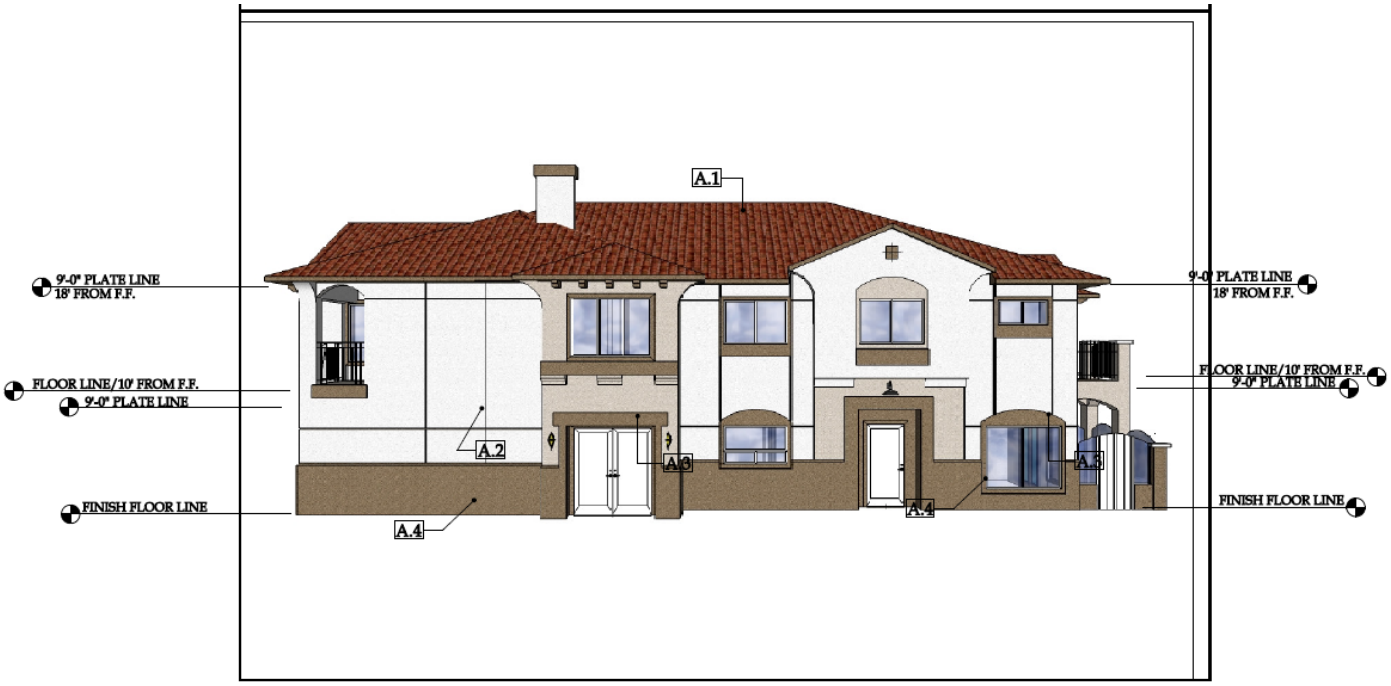


E-2 COLORED ELEVATIONS

Front

Rear

Side


A.1
9'-0" PLATE LINE
18' FROM F.F.
FLOOR LINE/10' FROM F.F.
9'-0" PLATE LINE
FINISH FLOOR LINE
A.2
A.3
A.4
A.4
A.3
9'-0" PLATE LINE
18' FROM F.F.
FLOOR LINE/10' FROM F.F.
9'-0" PLATE LINE
FINISH FLOOR LINE

Side

A.1
9'-0" PLATE LINE
18' FROM F.F.
FLOOR LINE/10' FROM F.F.
9'-0" PLATE LINE
FINISH FLOOR LINE
A.2
A.3
A.4
A.4
A.2
A.3
A.4
9'-0" PLATE LINE
18' FROM F.F.
FLOOR LINE/10' FROM F.F.
9'-0" PLATE LINE
FINISH FLOOR LINE

E-3 Club House Building

FRONT ELEVATION (1)

BACK ELEVATION (3)

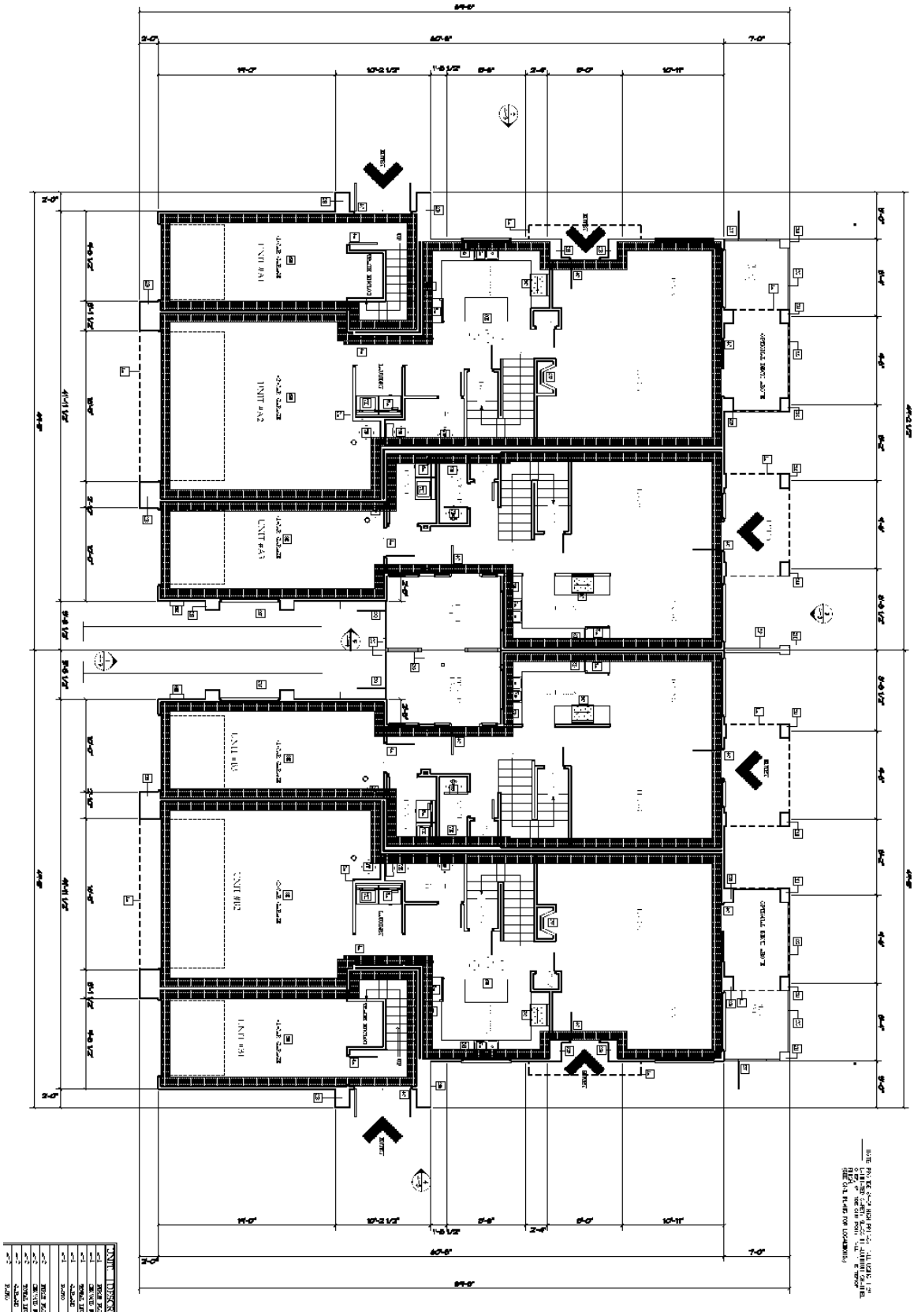
RIGHT ELEVATION (2)

LEFT ELEVATION (4)

ATTACHMENT F

TYPICAL FLOOR PLANS

Typical Residential Unit Ground Floor



Typical Residential Unit Second Floor

ATTACHMENT G

COLOR PALETTE

EAGLE ROOFING
#3723-ADOBE BLEND

OMEGA STUCCO PRODUCTS:
#232-Sonoma

OMEGA STUCCO PRODUCTS:
#12-Chenille

OMEGA STUCCO PRODUCTS:
#403-Baked Potatoe

A.4

MILGARD WINDOW
COLOR: Walnut

ATTACHMENT H

INITIAL STUDY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40319
Project Case Type (s) and Number(s): Tentative Tract Map No. 33987
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Glen Daigle
Telephone Number: (951) 837-2222
Applicant's Name: Glen Daigle
Applicant's Address: 25109 Jefferson Avenue, Suite 305 Murrieta CA, 92562

I. PROJECT INFORMATION

Project Description: The project proposes a Schedule "A" subdivision to divide 24.37 acre into 4 lots. Lot one (1) consists of 81 Condominium units on 8.95 gross acres, lot two (2) and the remainder parcel consist of 2.84 acres of open space. Lot three (3) is comprised of 9.82 acres and lot four (4), comprised of 1.95 acres. The proposal includes 14 two story residential buildings, one community building, 210 parking spaces, a water quality basin, and a common recreation area, which includes a recreation building, a pool, a sports court, a tot lot, grilling areas, and meandering paseos. The project will be constructed in three (3) phases.

General Plan Amendment No. 762 proposes to change Lots one (1), two (2) and the remainder parcel from Community Development: Medium Density Residential (CD:MDR 2-5 dwelling units per acre) and Community Development: Commercial Office (CD:CO 0.25 – 1.00 Floor Area Ratio) to Community Development: Medium High Density Residential (CD:MHDR 5-8 dwelling units per acre). Lots three (3) and four (4) will remain as Community Development: Commercial Office (CD:CO (0.25 – 1.00 Floor Area Ratio).

Change of Zone No. 7207 proposes to change the existing zoning classification of lot one (1) from Rural Residential (R-R) to General Residential (R-3), lot two (2) and the remainder parcel from Rural Residential (R-R) to Watercourse, Watershed & Conservation Areas (W-1), and lots three (3) and four (4) from Rural Residential (R-R) to Commercial Office (C-O).

Tentative Tract No. 33987 proposes a Schedule "A" subdivision to divide 24.37 acre into 4 lots with a remainder parcel. Lot one (1) consists of 81 Condominium units on 8.95 gross acres, lot two (2) and the remainder parcel consist of 2.84 acres of open space. Lot three (3) is comprised of 9.82 acres and lot four (4), comprised of 1.95 acres, are designated for future commercial development. The residential condominium development will consist of 81 units in 14 buildings, a community center, 210 parking spaces, a water quality basin, swimming pool, sports court, tot lot, grilling areas and meandering paseos. APN : 376-410-002 and 376-410-024.

A. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

B. Total Project Area: 24.5 gross acres

Residential Acres: 9.24	**Lots:** 1	**Units:** 81	**Projected No. of Residents:** 162
Commercial Acres: 12.58	**Lots:** 2	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: Commercial will be developed in the future	One open - space lot	One remainder parcel for future development.	

C. **Assessor's Parcel No(s):** 376-410-001 and 376-410-002

D. **Street References:** southerly of La Estrella Street and northeasterly of Interstate 15

E. **Section, Township & Range Description or reference/attach a Legal Description:** Section 36, Township 6 South & Range 4 West, San Bernardino

F. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site consists of 24.5 acres of currently vacant land. The project area is surrounded by Rural Residential (R-R) to the north and east, residential (One-Family Dwelling) (R-1) to the south, and Interstate 15 to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. **General Plan Elements/Policies:**
Land Use: The 24.5 gross acre project site is designated as Commercial Office (CO). The site's existing land use designation does not permit the residential uses proposed under the project. Therefore, **General Plan Amendment No. 762** proposes that Lots three (3) and four (4) remain Commercial Office land use designation and Lots one (1), two (2) and the remainder lots will change from Medium Density Residential (MDR) to Medium High Density Residential (MHDR) (5-8 dwelling units per acre). **Change of Zone No. 7207** proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3), Commercial Office (CO), Watercourse, Watershed & Conservation (W-1) Hence, ensuring land use and zoning consistency for the project site. The proposed project meets all other applicable land use policies.

1. **Circulation:** Adequate off site circulation facilities exist and the proposed improvements will serve the project. The project meets all other applicable circulation policies of the General Plan.

2. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project. The project meets all other applicable Multipurpose Open Space policies of the General Plan.

3. **Safety:** The project site is subject to ground-shaking and subsidence hazards. The project is also in an area designated as High Fire Danger. There is a proposed 100' wide fuel modification zone included in the project. The proposed project is not located within any other special hazard zone. 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.

4. **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 of the General Plan.

5. **Housing:** The proposed project meets all applicable Housing Element policies.

6. **Air Quality:** The proposed project meets all applicable Air Quality Policies of the General Plan.

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

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

D. **Land Use Designation(s):** Medium High Density Residential and Commercial Office and Medium Density Residential

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

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

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

	Land Use	Foundation Component	Area Plan
North	Business Park and Medium Density Residential	Community Development	Elsinore
South	Medium Density Residential	Community Development	Elsinore
East	Medium Density Residential	Community Development	Elsinore
West	Interstate -15		Elsinore

H. **Adopted Specific Plan Information**

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

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

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

J. **Proposed Zoning, if any:** General Residential (R-3), Commercial Office (C-O), and Watercourse, Watershed & Conservation Areas (W-1)

K. **Adjacent and Surrounding Zoning:** One-Family Dwelling (R-1)

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.

- ☐ Aesthetics
- ☐ Agriculture Resources
- ☐ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☒ Geology/Soils
- ☐ Hazards & Hazardous Materials
- ☒ Hydrology/Water Quality
- ☒ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Utilities/Service Systems
- ☐ Other
- ☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature | Date: 5-27-08

Jeffery Childers, Urban Regional Planner IV | For Ron Goldman, Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the 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 a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

Source: Riverside County General Plan Figure C-7 "Scenic Highways", ELAP

Findings of Fact:

a) The project is not located within a scenic highway corridor. The nearest state eligible scenic highway is Interstate 15. The proposed project will not affect any scenic resources, as the project is located approximately 400 feet east of Interstate 15 and is visible from the highway. The project will be compatible with the existing setting in the surrounding area and therefore will have a less than significant impact on scenic corridors.

b) No specific scenic resources such as rock outcroppings or unique features, exist on the site. However the proposed project will change the appearance of the site from the adjacent public roadways and will remove existing trees located within the project's interior. The project development

will include frontage buffers, setbacks, landscaping, and other design measures to screen undesirable aspects of the site development from De Pasquale Road. Inclusion of these design features in the project is addressed through County conditions of approval, plan check and permit procedures, and code enforcement practices. Impacts related to aesthetics are considered less than significant.

Mitigation: None required

Monitoring: None required

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 database, Ord. No. 655 (Regulating Light Pollution), ELAP Figure 6 "Mt. Palomar Nighttime Lighting Policy"

Findings of Fact:

a) The proposed project is located within Zone B (27.81 miles) of the Mt. Palomar Nighttime Lighting Policy Area. Development in the area will be required to adhere to the lighting requirements (i.e., lighting time limits, shielding, type of light bulbs, etc.) specified in County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The proposed project will adhere to the standards established in the Countywide Design Guidelines which require hooding, shielding and using low emission lights to avoid light pollution. By complying with Ordinance 655 as well as complying with the Countywide Design Guidelines the project will not result in significant impact to the observatory. Therefore, no adverse impacts to the Mt. Palomar Observatory will occur; impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will introduce new sources of nighttime light and glare into the area from residential street lighting, park lighting as well as outdoor lighting from residences. Spill of lighting onto surrounding properties, and "night glow" can be reduced by using hoods and other design features for fixtures on residential streets. Inclusion of these design features are addressed through standard County conditions of approval, plan check, permit procedures, and code enforcement practices.

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

Potential impacts associated with glare will be reduced to less than significant levels through standard County practices and procedures.

b) Existing land uses surrounding the project site are generally undeveloped or developed with low density residential uses. Spill of lighting onto surrounding properties, and "night glow" can be reduced by using hoods and other design features. Inclusion of these design features in the project is addressed through standard County Conditions of Approval, plan check and permit procedures, and code enforcement practices. Due to the incorporation of appropriate design features to reduce light spill (i.e., shielding and hooding of light fixtures) it is expected that neighboring residential properties will not be exposed to unacceptable light levels and impacts resulting from the project will be less than significant.

Mitigation: None required

Monitoring: None required

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and ELAP

Findings of Fact:

a) The project site is not located in an area identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, the site is located in an area designated in the Riverside General Plan, Open Space Element, as Farmland of Local Significance (Figure OS-2). It should be noted that during the adoption of the Riverside County General Plan in 2003, there was a finding of overriding consideration in regards to the loss or conversion of Farmland of Local Importance to other uses (General Plan EIR Section 4.2.4). The project includes a zone change conform to the proposed use, and the surrounding uses and zoning are all consistent with the proposed use as well.

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

b) No Agricultural uses a being conducted at the project site, or within the immediate vicinity of the project site. Project site is not under a Williamson Act contract and is not zoned for agricultural uses. Therefore, the project will not conflict with existing agricultural uses, no impacts.

c) See response to Item (a) & (b), above.

d) See response to Item (a) & (b), above.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project				
5. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, and Project Application Materials.

Findings of Fact: a) The project will not conflict with or obstruct implementation of any requirements of the South Coast Air Quality Management District (SCAQMD).

b) The project is located in an area that has been deemed a non-attainment status, and requires that Best Available Control Measures (BACM) be implemented where ever feasible. (COA 10.Grade 5) The operation of the project after construction will not exceed the thresholds recommended by SCAQMD and are considered less-than-significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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, MSHCP, On-site Inspection, Burrowing Owl Habitat Assessment (BOHA), dated July 27, 2005

Findings of Fact:

As per Section 6.1.2 of the MSHCP, there were no vernal pools or riparian/riverine areas identified in the July 27, 2005 Burrowing owl Habitat Assessment. Since no vernal pool or riparian/riverine habitats were identified, no impacts to these habitats or associated species are anticipated.

Per Section 6.3.2 of the MSHCP, additional surveys are required for certain species if the project is located within criteria areas shown on Figure 6-2 (Criteria Area Species Survey Area), Figure 6-3 (Amphibian Species Survey Areas with Critical Area), Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area) and Figure 6-4 (Mammal Species Survey Areas with Criteria Area) of the MSHCP. The

project site is not located in a Critical Area Species Survey Area (CASSA) for plants and mammals; no CASSA plant species were observed during the focused surveys for the site.

The project site is included in the MSHCP habitat assessment area for burrowing owl. The burrowing owl is a state species of special concern due to their decline in the State of California in the past 30 years. The biological assessment prepared for the project site (MBA 1) indicates that no burrows suitable for burrowing owl were identified on the site, thus the site is not suitable for nesting, but the site does contain suitable foraging habitat. No focused survey for burrowing owl will be required since there is no suitable nesting habitat. However, a 30-day preconstruction survey is required to determine if burrows are created on-site and if burrowing owls have occupied the site in the.

The project site also lies within the Fee Area Boundary of the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) for the Western Riverside County prepared by the Riverside County Habitat Conservation Authority (1996). Within this Fee Area, suitable habitat is assumed to be occupied and focused surveys are not required. Mitigation requirements of potentially significant impacts to the Stephens' Kangaroo Rat are satisfied through payment of fees in accordance with the regulatory requirements of the U.S. Fish and Wildlife Service - approved HCP as set forth in Riverside County Ordinance No. 663.10.

b) No Threatened or Endangered species were observed on the site, and given the grading disturbance there is no potential for any MSHCP-listed plant and animal species to occur onsite due to a lack of viable habitat. The project site is within the Fee Area Boundary of the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) for the Western Riverside County prepared by the Riverside County Habitat Conservation Authority (1996). Within this Fee Area, suitable habitat is assumed to be occupied and focused surveys are not required. Mitigation requirements of potentially significant impacts to the Stephens' kangaroo rat are satisfied through payment of fees in accordance with the regulatory requirements of the U.S. Fish and Wildlife Service - approved HCP. Impacts to any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations are considered less than significant.

c) During field surveys, non-native vegetation was observed on-site, such as non-native grass species, short-pod mustard, and storksbill. The site is highly disturbed and partially developed. The site does not support any native plants or diverse fauna at this time. A limited abundance and diversity of wildlife were observed inhabiting and foraging at the site. MSHCP-listed plant and animal species of concern were not identified onsite. The biological assessment prepared for the project site indicates that no burrows suitable for burrowing owl were identified on the site, thus the site is not suitable for nesting, but the site does contain suitable foraging habitat.
d) The proposed project site is surrounded by existing development, and therefore, it is highly unlikely that the subject site occupies an important location relative to regional wildlife movement. Therefore, implementation of the proposed project is not expected to have any substantial effect on local or regional wildlife movement, impacts are considered to be less than significant.

e) According to the biological assessment prepared for the project site, there are two drainages present on the site. One is a designated blue line stream. Both drainages qualify as the jurisdiction of the United States Army Corps of Engineers (USACE) and/or the California Department of Fish and Game (CFDG). They do not however include any associated riparian vegetation and habitat, are the areas are located in an in an area of dedicated open space. The preservation of the jurisdictional areas in the open space area reduces the impact to less than significant.

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

f) Please refer to response under issue (e) above, no waters or riparian/wetland habitat occurs on the project site.

g) There is no conflict with any local policies or ordinances protecting biological resources, such as a tree preservation (there are no oak trees on site) policy or ordinance. Review of the tentative tract map revealed that the project will impact 0.05 acres of onsite drainages that are the Corps and CDFG jurisdiction.

Mitigation: None required

Monitoring: None required

CULTURAL RESOURCES Would the project				
7. Historic Resources a) Alter or destroy an historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: Cultural Resources Assessment No. PD-A 4074, dated May 30, 2006

Findings of Fact:

a) The refuse found on the site is not considered significant and probably represents a ubiquitous.

Mitigation: None required

Monitoring: None required

8. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Cultural Resources Assessment N. PD-A-4074, dated May 30, 2006

Findings of Fact:

a) In May 30, 2006 LSA Associates, Virginia Austerman. M.A., RPA conducted a Cultural Resource Assessment on the project site and determined that due to the lack of cultural resources in the area,

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

and the considerable distance to most of the resources within 1 mile of the project site, the sensitivity of the project site has been determined to be low. However, in the unlikely event that archeological material is discovered during any earth moving operations, the mitigation measure below shall be implemented.

b) The proposed project site development is not expected to disturb any human remains, including those interred outside of formal cemeteries. Due to the lack of formal cemeteries and informal family burial plots on site, the project is not expected to impact human remains. However, in the unlikely event that during construction suspected human remains are uncovered, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately pursuant to CA Health & Safety Code Section 7050.5 and CA RPC Section 5097.98.

c) There are no known or documented existing religious or sacred uses within the proposed project site. No impacts are anticipated.

Mitigation: subsection b)

If any grading, trenching or other earth-disturbing activities are proposed for the remainder lot where archaeological site number 33-15306 is located, and prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for archeological monitoring services. A pre-grade meeting with the archaeologist, any Native American monitor(s) identified through conditions of approval, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction in the vicinity of the archaeological site, and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of any grading permits for the remainder lot, a copy of a fully executed contract for monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

Monitoring: subsection b)

A qualified archeologist monitor shall be present during any earth-moving operations.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Source: Riverside County General Plan Figure OS-19.8 and OS-19.9 "Paleontological High Sensitivity" (High A)

Findings of Fact:

a) The Riverside County General Plan's Paleontological Sensitivity Map shows the proposed project is located in an area of High Sensitivity (High A) to paleontological resources.

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

Mitigation: - next page

In the condition 60. Planning 9 because the subject property is designated HIGH for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring services.

In 90. Planning 8 condition the applicant shall submit to the County Archaeologist two (2) copies of the Paleontology Monitoring Report.

Monitoring: A qualified archeologist monitor shall be present during any earth-moving operations.

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?	☐	☒	☐	☐

Source: County Geological Report No. 1422

Findings of Fact:

A) The report and responses concluded that there is sufficient evidence to classify the onsite fault zone encountered during on-site trenching as an active fault. This fault correlates on trend with the active Glen Ivy segment of the Elsinore fault Zone located to the northwest and on the adjacent parcel to the southeast.

B) Although the site is not located in an Alquist-Priolo Fault Zone, geologic investigation (GEO01422) confirmed the presence of an active fault, per the current definitions under State law (Holocene displacement). Hence, the site is subject to rupture of a known earthquake fault.

Mitigation:

1. No structures for human occupancy shall be constructed within the recommended fault setback zone. This zone is delineated on Plate 1, Fault Map in the May 18, 2007 report referenced above. The project has been designed to avoid construction of residences in the fault zone.

2. The consultant recommended that all structures proposed on the project site shall be designed and constructed to resist the effects of seismic ground motions as provided in the International Building Code.

3. The consultant recommended that geologic mapping should be performed during site grading operations to geologically map the fault transecting the site.

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

4. Modifications to the fault setback zone may be necessary based upon the depth of cut with respect to the dip of the fault.

Monitoring: These modifications shall be made in a final engineering geologic report for the site subsequent to the site grading operations

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☒	☐	☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO01422

Findings of Fact:

a) Site is located in a moderate liquefaction potential per (Figure S-3). The potential for liquefaction at the site is very low to remote (GEO01422)

Mitigation: None required

Monitoring: None Requied

12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☒	☐	☐

Source: Building Code; GEO01422

Findings of Fact:

a) The project site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. The geotechnical report recommends appropriate site grading and foundation design in compliance with applicable Building Codes. Implementation of mitigation measure will require compliance with the International Building Code and therefore reduce impacts from ground-shaking impacts to less than significant levels.

Mitigation: Onsite inspection done by Building and Safety Department and the Geology Department.

Monitoring: Shall be conducted by the project geotechnical engineer and 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?	☐	☐	☒	☐

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope",

Findings of Fact:

a) There are no known or mapped geologic units or soils that are unstable, or could be unstable as a result of the project. There are no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse, or create rockfall hazards. The topography of the site is predominately flat. There is no risk of landslides due to the flat surroundings and lack of hillsides in the project vicinity. Therefore, impacts to landslide risk are considered less than significant.

Mitigation: None required

Monitoring: None required

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

Source: County Geology Report No. 01422, GIS Database

Findings of Fact:

a) The Riverside County General Plan, the project site is located in an area mapped as being susceptible to subsidence. However, the project site will be underlain by compacted fill and competent bedrock.

Mitigation: None required

Monitoring: None required

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: GEO01422

Findings of Fact:

a) The proposed project is not located in an area subject to seiche, mudflow, or volcanic hazards. No impacts.

Mitigation: None required

Monitoring: None required

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

Source: Riv. Co. 800 Scale Slope Maps, GEO, USGS

Findings of Fact:

a) The proposed project site slopes generally from east to west. Limited grading may be required to establish functional infrastructure. The scale of activity will be consistent with that for ongoing construction area. Changes to topography as a result of the project are considered to be less than significant.

b) The proposed project site development will not involve the formation of cut or fill slopes greater than 2:1 and higher than 10 feet. The project proposes slopes between 2:1 and 4:1; nonetheless, all slopes over three feet in vertical height are required to be landscaped to mitigate erosion. Impacts are therefore considered to be less than significant.

c) This project will be connected to sewer therefore will not affect or negate subsurface sewage disposal systems.

Mitigation: None required

Monitoring: None required

17. Soils	☐	☐	☒	☐
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: Hydrology & Hydraulic Analysis, dated October 8, 2007, a Biological Resources Assessment

Findings of Fact:

a) According to the Biological Resources Assessment the project could impact the jurisdictional stream. Pads, manufactured slopes and other disturbed area should be protected by the use of mats, soil binders, wood mulching, or other approved temporary method until landscaping is established. The area of the jurisdictional stream shall be avoided and protected reducing the impacts to less than significant.

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

b) The project is not located expansion soil.

Mitigation: None required

Monitoring: None required

18. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source: RCLIS, Hydrology & Hydraulic Analysis, dated October 8, 2007, Burrowing Owl Assessment

Findings of Fact:

a) The Biological Resources Assessment for the project stated that construction could impact the jurisdictional stream. Grading of the pads, manufactured slopes and other disturbed area should be protected by the use of mats, soil binders, wood mulching, or other approved temporary method until landscaping is established. As the project is designed to avoid the jurisdictional area, the impacts are less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. BMPs will be implemented to the extent possible for maintaining water quality and reducing erosion. Off-site erosion will not be affected by the proposed project due to the paved streets and storm drain inlets that surround project site. Therefore, increases in water-induced erosion on- or off-site will be less than significant.

Mitigation: None required

Monitoring: None required

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 & Ord. 484

Findings of Fact: a) The project is located in an area of Moderate Wind Erosion Susceptibility as shown on Figure S-8 of the Riverside County General Plan. The project will include measures to control wind erosion during construction utilizing the proper BMP's as required in the Conditions of Approval (COA's) (10. BS Grade 20), and landscaped finally in order to control any potential wind erosion.

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

Mitigation: None required

Monitoring: None required

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	☐	☐	☐	☒
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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: Riverside County General Plan and application materials

Findings of Fact:

a & b) The development of the proposed residential uses will incrementally increase the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc. The nature and volume of such substances associated with single family residential land uses do not present the potential to create a significant public or environmental hazard.

c) The proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency plan. The proposed project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel. Impacts related to emergency response plans are considered to be less than significant.

d) The project site is not located within one-quarter mile of an existing or proposed school. The project will not involve the emission of, or handling of, acutely hazardous materials or substances. Therefore, the project will not impact existing or proposed schools within one-quarter mile, impacts are considered less than significant.

e) The project is not on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5

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

Mitigation: None required

Monitoring: None required

21. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County GIS database

Findings of Fact:

(a-d) According to the Riverside County General Plan, the project site is not located within an Airport-Influence Area.

Mitigation: None required

Monitoring: None required

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

Source: Riverside County GIS database, Approved exhibit A

Findings of Fact:

a) The proposed project is located within a High fire area. The project area is located in a predominately rural area. The project proposes a 100 foot fuel modification zone per County Fire Department requirement that will help protect the development:

1) Fuel modification to reduce fire loading.

2) Appropriate fire breaks according to fuel load, slope and terrain.

3) Non flammable walls along common boundaries between rear yards and open space.

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

4) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'.

5) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas. Any habitat conservation issue affecting the fire department fuel modification requirement, shall have concurrence with the responsible wildlife and/or other conservation

Mitigation: According to condition of 60. Fire. 1.

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	☐	☐	☒	☐
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Conditions, Water Management Plan

Findings of Fact:

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

a) The project has the potential to impact the jurisdictional stream located on the site. Drainage facilities out letting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency 100 year overflow escape shall also be provided. Since the jurisdictional stream is located in the area and the project is designed to avoid the stream, the impact is less than significant.

b & g) The project area is located within the Santa Margarita Watershed. In order to reduce the discharge of expected pollutants, such as sediment, into receiving waters during construction of the proposed development, the project will be required to prepare a site-specific Storm Water Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board's (SWRCB) General Permit for Construction Activities. The General Permit requires development and implementation of a site-specific SWPPP to identify an effective combination of erosion control and sediment control best management practices (BMPs) to minimize or eliminate the discharge of pollutants into receiving waters.

A site specific Water Quality Management Plan (WQMP) has been prepared for the project site. The WQMP defines Best Management Practices (BMPs) to be applied to the project and implementation to assure water quality degrading impacts will not occur post construction. Through compliance with these standard regulatory requirements (SWPPP & WQMP) the project will not violate any water quality standards or waste discharge requirements. Therefore, long-term implementation of the project would not violate water quality standards. Impacts are less than significant.

c) No potential exists to directly impact 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 groundwater supplies does not occur. Based on the District's Urban Water Master Plan, impacts to groundwater resources are not anticipated to occur from implementation of the proposed project.

d) The proposed project development will involve construction of new stormwater runoff facilities. Currently, the site is not equipped with a formal stormwater system. Stormwater currently runs off through natural drainages on site. Design measures, as identified in the project WQMP, shall be incorporated to ensure that downstream flows will not be increased, so that no significant impacts are anticipated as a result of this project. With implementation of the WQMP, potential for impacts to increased runoff from the proposed project is considered to be considered less than significant.

e & f) According to the Elsinore Area Plan, the proposed project is not located within a FEMA designated 100-year flood zone. Therefore, the project will not create impacts by placing housing within a 100-year flood hazard area. No impacts are anticipated.

h) The proposed project will not include new or retrofitted storm water Treatment Control Best Management Practices, the operation of which could result in significant impacts.

Mitigation: None required

Monitoring: None required

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

24. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including 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?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
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)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☒	☐

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, GIS database, WEBB, FEMA

Findings of Fact:

a) The proposed project site slopes generally form east to west. Grading and preparation of the site for development will alter the existing drainage pattern of the site and may increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. However, the proposed project includes the development of an on site storm drain system which will tie in with the existing storm drain system. The proposed system will be designed to handle a 1-hour/100 year storm event and will therefore not have a substantial impact on flooding on or off-site. Impacts are therefore considered to be less than significant.

b) Project development would increase the amount of impervious surface area by converting land that is currently pervious, thereby increasing surface water runoff and reducing absorption rates. The project will result in changes in absorption rates and the rate and amount of surface runoff from the project site. Design measures, as identified in the project WQMP, shall be incorporated to ensure that downstream flows will not be increased, so that no significant impacts are anticipated as a result of this project. With implementation of the WQMP and Riverside County Flood Control District standards and requirements, potential impacts to surface runoff from the proposed project is considered to be considered less than significant.

c) There are no dams or levees in proximity of the project site area, nor would development of the project site result in adverse conditions that could weaken or damage flood-control structures. The project site is not located in a Dam Inundation Area. Therefore, no impacts are expected as a result of the project.

d) The closet water body in proximity to the project is the Murrieta Creek; The project proposes to divert on-site stormwater and into the proposed onsite detention basin. Increased flows into the

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

proposed storm drain system will ultimately increase the amount of surface water into the jurisdictional stream, however the quantities of water introduced in the jurisdictional stream from the proposed project are not considered significant, since the project will connect to existing natural drainage courses.

Mitigation: None required

Monitoring: None required

LAND USE/PLANNING Would the project				
25. Land Use a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) According to the Elsinore Area Plan Land Use Plan, the project site is designated as Commercial Office (CO). A General Plan Amendment is proposed and will change the designation to Medium High Density Residential (MHDR) (5-8 du/ac) and Commercial Office (CO) FAR. Surrounding property designations are Low Density Residential (LDR) (1/2 acre minimum), to the north Medium Density Residential (MDR) (2-5 du/ac) to the south and west, Commercial Office (CO) to the east, and Medium Density residential (MDR) to the west Approval of the project's proposed General Plan change will create consistency with the zoning ordinance.

b) The project will not affect land uses proposed within a city of sphere of influence or adjacent cities.

Mitigation: None required

Monitoring: None required

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)?	☐	☐	☒	☐

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a & d) The Elsinore Area Plan land use designation for the project site is currently commercial Office (CO) with a Rural Residential (R-R) zoning classification. The project proposal includes a Change of Zone to General Residential (R-3), Watercourse, Watershed and Conservation (W-1) and Commercial Office (CO). The project proposal also includes a General Plan Amendment to Medium High Density Residential (MHDR) (5-8 du/ac). Approval of the project's proposed zone change and land use change will create consistency between project zoning and the general plan, as proposed by the project.

b) Currently, surrounding areas are zoned Rural Residential (R-R), and One-Family Dwelling (R-1). The project's proposed General Residential (R-3) zoning is compatible with the existing surrounding zoning classifications in the area. Therefore, impacts are considered less than significant.

c) Currently, surrounding land use designations are Medium Density Residential (2-5 du/ac) to the south and west, Low Density Residential (LDR) (1/2 acre minimum) and Commercial office (CO) to the north, and Commercial Retail (CR) to the east. Impacts are considered to be less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent properties are vacant or have been developed with residential developments. Impacts are therefore, considered less than significant.

Mitigation: None required

Monitoring: None required

MINERAL RESOURCES Would the project				
27. Mineral Resources a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact:

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

a) The proposed project site does not contain any known mineral resources. Figure OS-5 of the Riverside County General Plan shows that the project site has been classified by the State Mining and Geology Board as "MRZ-3". The General Plan provides the following definition for "MRZ-3": "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." The site has not been designated for mineral resource related uses; therefore impacts are considered less than significant.

b) Figure OS-5 of the General Plan shows that the project site has been classified by the State Mining and Geology Board as "MRZ-3". The General Plan provides no specific policies regarding property identified as "MRZ-3" and has not designated the project for mineral resource related uses. Therefore, impacts are considered less than significant.

c) There are no existing surface mines or designated mineral resource areas located near the project site. No impacts are anticipated.

d) The project site is not located in an area proposed, existing or abandoned quarries or mines; therefore, project development would not expose people or property in the project area to these hazards. No impacts are anticipated.

Mitigation: None required

Monitoring: None required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an airport land use plan or within two miles of a public airport that would expose residents in the project site to

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

excessive noise levels. Therefore, impacts to exposing people residing in the project to excessive noise levels are considered to be less than significant.

b) Skylark Airport is a small private airstrip located in the City of Lake Elsinore. The project site is located approximately 3.3 miles from the airport. The project is not located within its influence area, or within its safety zones. Therefore, impacts to exposing people residing in the project to excessive noise levels are considered less than significant.

Mitigation: None required

Monitoring: None required

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Thomas Guide

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: None required

Monitoring: None required

30. Highway Noise NA ☐ A ☐ B ☒ C ☐ D ☐	☐	☒	☐	☐

Source: Preliminary Acoustical Study, dated April 19, 2006

Findings of Fact:

Interstate 15 is located adjacent to the east of the project site. Compliance with the 45 dBA Ldn residential interior noise standard and the California noise Insulation standards an expected to be met with typical mitigation methods and will be confirmed when final is completed. Part of the project design will be to incorporate noise barriers such as, berms, dense vegetation, block walls and boulders to assist in noise reductions. For exterior barriers are not required but are highly recommended.

Mitigation: The development of the project shall be constructed based on (80. planning 4) condition of approval the acoustical study recommendations.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, GIS database

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

Mitigation: None required

Monitoring: None required

32. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source: Project Application Materials, Preliminary Acoustical Study prepared by , General Plan, Ord. No. 457

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. The proposed project 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 expected 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; however, with implementation of mitigation measure MM Noise 1, increased noise levels from operation of the project will be less than significant.

b) Construction activities associated with the development of the project may involve heavy equipment that could exceed noise levels of 65 decibels on a short term basis. County of Riverside Ordinance Number 457 restricts the hours of construction within the vicinity of residences. Section 1G of the Riverside County Building and Safety Department limits the hours on construction within ¼-mile of an occupied residence, construction activities will take place during the hours of 6:00 a.m. and 6:00

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

p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May. The project will comply with this ordinance to minimize potential noise impacts related to project construction activities on nearby residences. Therefore, construction noise impacts are considered less than significant.

c) Noise impacts from mobile sources on the project site were determined to be less than-significant under the Highway Noise section above. The project represents only a small increment of the total traffic generated on these roadways. 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. Impacts are, therefore, considered to be less than significant.

d) Construction of the project will include the use of heavy equipment. The types of equipment used do not generate excessive ground-borne vibration or noise. No other activities that generate ground-borne vibration are associated with the proposed project. Therefore, the project will not expose people to excessive ground-borne generation, impacts are considered less than significant.

Mitigation: The development of the project shall be constructed based on the acoustical study recommendations (80. planning 4).

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

POPULATION AND HOUSING Would the project				
33. Housing	☐	☐	☒	☐
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

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

Findings of Fact:

a & c) The proposed project development will not displace substantial numbers of existing housing, which would require the construction of replacement housing. Impact to displacing existing housing is considered to be less than significant, as the project is residential development.

b) The proposed project will result in the construction of approximately 81 condominium units within the Elsinore Area Plan. Therefore, impact related to creating a demand for housing is considered less than significant.

d) The project is not located within a County Redevelopment Project Area. No impacts are anticipated.

e) The project's population is a small increase, that the project will not have a significant impact on the population projections. Impacts are therefore considered to be less than significant.

f) The number of condominium units (81) will not directly induce substantial population growth to the area. Impacts are therefore, considered to be less than significant.

Mitigation: None required

Monitoring: None required

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

34. Fire Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element, Ord. No. 659.6

Findings of Fact:

Fire services will be provided by the Riverside County Fire Department. The nearest station is located approximately 1.5 miles northwest of the project site. Since the project's land use plan proposes multi-family residences for seniors, it may have the potential to impact fire services. Therefore, the project applicant will be conditioned to pay development impact fees pursuant to Ordinance No. 659.6 impacts to Fire Services are considered less than significant.

Mitigation: None required

Monitoring: None required

35. Sheriff Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element, Ord. No. 659.6

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

Findings of Fact:

Sheriff services will be provided by the Riverside County Sheriff's Department. Since the project's land use plan proposes multi-family residences for seniors, it may have the potential to impact sheriff services. Therefore, the project applicant will be conditioned to pay development impact fees pursuant to Ordinance No. 659.6 impacts to Sheriff Services are considered less than significant.

Mitigation: None required

Monitoring: None required

36. Schools	☐	☐	☐	☒

Source: Lake Elsinore Unified School District, GIS database, Riverside County General Plan Safety Element, Ord. No. 659.6

Findings of Fact:

The proposed project is located within the Lake Elsinore Unified School District (LEUSD). Pursuant to state law (SB 50 and Proposition 1A) and County Ordinance No. 659.6, the project applicant will be required to pay school impact fees to LEUSD, which stipulates a portion of those fees to go toward offsetting development impacts associated with new development and its impact on area schools. Since the project will be conditioned to pay development impact fees under Ordinance No. 659.6 impacts to schools are considered less than significant.

Mitigation: None required

Monitoring: None required

37. Libraries	☐	☐	☒	☐

Source: Riverside County General Plan, Ord. No. 659.6

Findings of Fact:

Library services are provided by the Riverside County Public Library System. The proposed project will be required to pay development impact fees under Ordinance 659.6 the impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan, Ord. No. 659.6

Findings of Fact:

The project site will be served by Inland Valley Regional Medical Center, located at 36485 Inland Valley Drive, approximately .92 miles southeast of the project site. Because the site is located within the service area of a health care facility and will be able to serve the project, impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

RECREATION				
39. Parks and Recreation	☐	☐	☒	☐
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

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

Findings of Fact:

a) The proposed project includes the development of recreational facilities on-site. The project includes the construction of a pool, sports court, tot lot, meandering paseos, putting green and a community center. The project will provide these facilities to residents. Therefore, due to the nature of the facilities impacts to construction or expansion of recreational facilities will be minor with regard and is considered to be less than significant.

b) The proposed project would include the use of existing neighborhood or regional parks. The amount of new residents will not cause an adverse effect to existing neighborhood or regional parks or other recreational facilities. Therefore, impacts are considered less than significant.

c) The project is located in the County of Riverside CSA 152. Under Section 10.35 of Ordinance 460 (implementing the Quimby Act) the project applicant is required to provide local park facilities or fees

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

in lieu thereof. Therefore, since the project will be paying Quimby fees, pursuant to Ord. No. 460, impacts are considered less than significant.

Mitigation: None required

Monitoring: None required

40. Recreational Trails	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project proposes a private trail for use by the residents. The project does not include the provision for public recreational trails that will impact the existing trail system. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trials are forecast to occur as a result of the proposed project.

Mitigation: None required

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
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 incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
transportation (e.g. bus turnouts, bicycle racks)?				

Source: General Plan

Findings of Fact:

a) The project will include 81 dwelling units This will not result in an increase in delay times at some of the intersections or a corresponding increase in the Level of Service (LOS) standards.

b) Based on the County of Riverside parking requirements, the 24.5 acre project is providing 81 condominium units 210 parking spaces. Therefore, impacts are to be less than significant.

c) The proposed project will not exceed a level of service standard above. Riverside County has established a minimum level of service (LOS) "C" on all county maintained roads and conventional highways. As an exception, LOS D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections, and LOS E may be allowed in designated community centers to the extent that it would support transit-oriented development and walk-able communities.

d) The proposed project site is not located within a flight pattern for any airports or does not involve air traffic or local airports. Therefore, no impacts to air traffic patterns will occur.

e) The proposed project site development will not alter waterborne, rail or air traffic. Therefore, no impacts will result from the project.

f) The project will be compatible with surrounding uses in the area. The interior roads within the project are generally straight and do not have design feature hazards such as sharp curves. Impacts are considered less than significant.

g) Development of the project will be conditioned for improvements along the project boundary. Potential impacts to road maintenance from residential traffic will be offset by existing fee requirements established by the Riverside County Transportation Department and Ordinance No. 659.6. Impacts regarding the need for new or additional road maintenance are considered less than significant.

h) The proposed project will include construction of improvements on La Estrella Road and Depasqualle Road. Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, impacts can be considered to be less than significant.

i) Development of the proposed project site will improve emergency access by completing improved road segments in the project area. The project site will be developed per County codes, standard conditions of approval, and permits related to emergency access. Impacts are therefore less than significant.

j) The project will comply with adopted polices related to alternative transportation. Therefore, no impacts are anticipated.

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

Mitigation: None required

Monitoring: None required

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: None required

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: Department of Environmental Health Review, EVMWD

Findings of Fact:

a) Water System plans will be prepared and these shall be approved by EVMWD water Company and the County Environmental Health.

b) The proposed project site is located within Elsinore Valley Municipal Water District service area. In January 2002, Senate Bill (SB) 610 went into effect requiring projects of certain densities to obtain a Water Source Assessment from the water provider to determine whether or not there are sufficient water supplies to serve the proposed projects. The proposed project includes densities not subject to SB 610 requirements. Impacts to water are anticipated to be less than significant.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Department of Environmental Health Review, EVMWD

Findings of Fact:

a) Sewer services will be provided by Elsinore Valley Municipal Water District. It is not anticipated that the project will require new or expanded waste water treatment facilities, including septic systems, the construction of which would cause significant environmental effects. Sewer facilities will be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts are considered to be less than significant.

b) The Eastern Municipal Water District has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. EVMWD has three wastewater treatment facilities and the largest is the District's Regional Wastewater Facility. It is designed for 8 MGD and current treats only 6 MGD. It service area covers the City of Lake Elsinore, Wildomar, portions of Murrieta and Lakeland Village. This wastewater treatment facility has adequate capacity to serve the project site. Impacts are considered to be less than significant.

Mitigation: None required

Monitoring: None required

45. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: General Plan

Findings of Fact:

a) Landfill services will be managed by the Riverside County Waste Management Department. Solid waste from the project site will be disposed at one of three landfills: the El Sobrante Landfill, located east of I-15, south Cajalco Road in the unincorporated area of Lake Mathews; the Badlands Landfill, located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State

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

Highway 60 at Theodore Avenue; and the Lamb Canyon Landfill, located approximately 25 miles to the northeast of the project site between the cities of Beaumont and San Jacinto. According to the Riverside County Waste Management Department, the total annual waste capacity of these landfills is 6,205,000 tons. The proposed project will be served by landfills with permitted capacity to accommodate the proposed project. Impacts are considered to be less than significant.

b) The County of Riverside General Plan policies regarding solid waste management for new developments seek to ensure adequate life expectancy exists in a sanitary disposal site within a reasonable distance and that onsite collection occurs at least once a week for residential developments. In addition, state law (AB 939) requires the County's waste management plan to include a 50% reduction in solid waste by January 1, 2000. The project will comply with all regulatory requirements regarding solid waste. Impacts regarding federal, state, and local statutes and regulations relating to solid waste are considered to be less than significant.

Mitigation: None required

Monitoring: None required

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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: General Plan

Findings of Fact:

a) The project will use electricity service provided by Southern California Edison Company. Line extensions or service extensions will have to be made to building construction.

b) The project will use natural gas service provided by Southern California Gas Company. Extensions will have to be made to proposed project structures. Extending natural gas service to the proposed project will be considered less than significant.

c) The project will use communication service provided by SBC/Pac Bell. Extensions will have to be made to the proposed project structures. Extending communication services to the proposed project will be considered to be less than significant.

d) The project will require the construction of a new onsite storm water drainage system to accommodate the additional run-off associated with the increase of impervious surfaces on the site.

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

Storm water from the proposed on-site storm drain system is planned to discharge into the proposed onsite detention basin. Construction of these facilities is not expected to cause adverse environmental impacts.

e) The proposed project will require new street lighting along the project's frontages, and within internal streets. However, the amount of new street lighting construction needed is not considered to be a significant impact.

f) The project will be required to pay development impact fees under Ordinance No. 659.6, of which a portion is allowed to provide money for road improvements in the project area, therefore, impacts are considered to less than significant.

g) No other governmental services are expected to be required for the project, and therefore, no impacts are anticipated.

h) The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings, but there are no energy conservation plans associated with the ELAP which would affect the project site. Therefore, no impacts to energy conservation plans are anticipated.

Mitigation: None required

Monitoring: None required

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

Source: Above checklist

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.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Above checklist

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.

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: Above checklist

Findings of Fact:

The project does not have impacts which are individually limited, or cumulatively considerable.

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

Source: Above checklist

Findings of Fact: Based upon current knowledge as to the nature of the proposed project, the preceding analysis does not identify any potential adverse effects on human beings.

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:

Riverside County General Plan

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

V. REFERENCES

The following documents were referred to as information sources during preparation of this document. They are available for public review at the locations abbreviated after each listing and spelled out at the end of this section. Some of these documents may also be available at the Riverside City and County Public Library, 3581 Seventh Street, Riverside, CA 92502-0468, and/or at branches of the library.

Cited As:	Source:
ELAP	Elsinore Area Plan. County of Riverside. Elsinore Area Plan. October 2003 (Available for review at Riv Co – Planning and on the internet at www.rcip.org/documents/general_plan_toc1.htm)
FEMA	Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Rate Map, Riverside County, California, Community-Panel Number Panels 060245-0680A. April 15, 1980. (Available at Riv Co – Flood Control)
GIS Database	County of Riverside. Geographic Information System Database. *(Available at Riv Co - Planning)*
General Plan	County of Riverside, *Riverside County General Plan,* Adopted October 7, 2003. (Available at Riverside County Planning Department and at http://www.rctlma.org/general plan/index.html)
MSHCP	County of Riverside. *Riverside County Multi-Species Habitat Conservation Plan.* June 17, 2003 *(Available at Riv Co - Planning or on the Internet at www.rcip.org)*
Ord. No. 457	Riverside County Ordinance No. 457 – Uniform Building Code *(Available at Clerk of the Board and on the Internet at www.tlma.co.riverside.ca.us/building/ordinances.html)*
Ord. No. 460	Riverside County Ordinance No. 460 - Regulating the Division of Land *(Available at Riv Co - Transportation & Clerk of the Board)*
Ord. No. 655	Riverside County Ordinance No. 655 - Regulating Light Pollution *(Available at Riv Co - Planning & Clerk of the Board)*

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

Ord. No. 659	County of Riverside, *Riverside County Ordinance No. 659 - Development Mitigation Fee for Residential Development.* (Available at Riv. C. - Planning and Clerk of the Board)
Ord. No. 810	Riverside County Ordinance No. 810.2 - Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance *(Available at Riv Co - Planning & Clerk of the Board).*
Water Quality Management Plan	MLB Engineering, 2080 Wineridge place, Suite A, Escondido. Ca 92029
BOHA	Paul Principe. Burrowing Owl Habitat Assessment and MSHCP Consistency Analysis. July 27, 2005.
USGS	U.S. Department of the Interior, Geologic Survey. *Corona North Quadrangle, California* 7.5 minute series (topographic). (Available at Riv Co – Planning.)
Hydrology & Hydraulic Analysis	MLB Engineering, 2080 Wineridge place, Suite A, Escondido. Ca 92029, dated October 8, 2007
Cultural Resources Assessment	LSA Associates, Inc, 1650 Spruce Street, Suite 500, Riverside, CA 92507, dated May 30, 2006

Location:	Address:
Clerk of the Board	County of Riverside, Office of the Clerk of the Board, 4080 Lemon Street, 14th Floor, Riverside, CA 92502
Riv Co - Planning	County of Riverside, 4080 Lemon Street 9th Floor, Riverside, CA 92502
Riv Co – Transportation	County of Riverside, 4080 Lemon Street, 8th Floor, Riverside, Ca 92502
Riv Co - Flood Control	Riverside County Flood Control and Water Conservation District, 1995 Market Street, Riverside, CA 92501

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.4
PUBLIC HEARING
Meeting Date: December 9, 2009

TO: Honorable Mayor Farnam, Members of the City Council

FROM: David Hogan, Planning Director
Gary Nordquist, Finance Director

SUBJECT: Economic Incentives - Development Impact Fee Reduction Ordinance

STAFF REPORT

RECOMMENDATION:
Staff recommends that the City Council consider the following options:

Option 1— 50% temporary reduction in the DIF for twelve months.

Under Option 1, Council will Introduce and read by title only an ordinance entitled:

ORDINANCE NO. 41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR TEMPORARILY REDUCING THE ADOPTED DEVELOPMENT IMPACT FEE FOR A PERIOD OF ONE YEAR

Option 2—Provide other direction to staff.

BACKGROUND:
At the October 28, 2009 City Council meeting, a majority of the Council arrived at a consensus for a possible ordinance to reduce the City's Development Impact Fees. The consensus was based upon feedback provided by a majority of the City Council during the discussion of the policy items summary below. This consensus was used to develop the draft ordinance contained in Attachment A. Additionally, a copy of the October 28, 2009 City Council staff report is contained in Attachments B, C, and D.

Policy Questions	City Council Majority Direction
Does the Council want to target the DIF reduction to selected land use types (such as commercial and industrial) or apply the reduction to all land use types?	Commercial and Residential only.
Should the fee reduction apply only to project construction that occurs during the DIF	Yes, place limitations on the timing of the payment of the reduced development impact

Policy Questions	City Council Majority Direction
reduction period or apply to any future construction?	fees.
How much of a reduction (e.g. what percentage) of the Development Impact Fee should be provided to stimulate local economic growth?	50% Reduction.
How long should the Development Impact Fee reduction be in effect?	One year from the effective date.

Based upon this guidance, the proposed ordinance would reduce the Development Impact Fees as shown below. Staff has also provided an estimate of the non-recoverable anticipated revenue cost of this program. The non-recoverable costs are estimated to be about $500,000. Please note that if the actual number of issued building permits varies substantially from the underlying assumptions, the actual costs of the DIF reduction program will vary.

City of Wildomar	Single Family Residential	Multi-Family Residential	Commercial	Industrial	Surface Mining
	(amount per dwelling unit)		(amount per acre)		
Current Amount	$4,221	$3,536	$22,810	$11,661	$5,816
Proposed Amount	$2,110.50	$1,768	$11,405	$11,661	$5,816
Estimated Shortfall[1]	$211,050	$221,000	$68,430	NA	NA

1. Estimated new construction (based upon 2009 actual permits and anticipated 2010 projects): 100 Single Family Residential dwellings, 125 Multi-Family Residential dwellings, and 6 acres of new Commercial. No reduction estimates are provided for industrial and surface mining since no development impact fee reductions are proposed for those land use types.

ALTERNATIVES:

Staff recommends that the City Council evaluate information contained in this staff report and the proposed ordinance, and then consider one of the following actions.

- Approved and introduce the draft ordinance.
- Provide additional corrections to the draft ordinance and then approve and introduce the draft ordinance.
- Provide additional direction and/or corrections to the draft ordinance and direct staff to bring the corrected draft ordinance back at a future date.
- Reject the proposed draft ordinance and provide direction to staff as needed.

ATTACHMENTS:

A. Draft Ordinance
B. City Council Staff Report – October 28, 2009
C. Current DIF Categories and Amounts
D. Comparison of DIF Amounts by Jurisdiction

ATTACHMENT A

DRAFT ORDINANCE

ORDINANCE NO. 41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR TEMPORARILY REDUCING THE ADOPTED DEVELOPMENT IMPACT FEE FOR A PERIOD OF ONE YEAR

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

SECTION 1. Purpose

The purpose of this Ordinance is to temporarily modify the requirements of Chapter 4.60 of the Wildomar Municipal Code pertaining to the amount and timing of payment for the established development impact fees for the City of Wildomar.

SECTION 2. Term

The development impact reduction provisions contained in this Ordinance shall become null and void twelve (12) months after the effective date of this Ordinance.

SECTION 3. Temporary Development Impact Fee Reduction

The adopted development impact fees for the City of Wildomar are hereby modified for the term of this Ordinance for the following land use categories.

A.	Single Family Residential	$ 2,100.50 per dwelling unit.
B.	Multi-Family Residential	$ 1,768.00 per dwelling unit.
C.	Commercial	$11,405.00 per acre.

SECTION 4. Applicability

A. To be able to pay the reduced development impact fees identified in Section 3 of this Ordinance a development project shall comply with the following conditions.

1. The project shall have obtained a building permit from the City of Wildomar;

2. The project shall have initiated the construction authorized by the building permit; and

3. The project shall have received, and passed inspection for wall and roof framing from the City of Wildomar building department for the authorized construction activities.

B. For projects that do not comply with the requirements of Subsection 4.A, no reduced development impact fee payments are allowed. These projects shall pay the designated development impact fees in compliance with the provisions of Chapter 4.60 that are in effect at the time the fee payment is made.

SECTION 5. Severability

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

SECTION 6. Certification and Publication

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

SECTION 7. Effective Date

This ordinance shall take effect sixty (60) days after its enactment in accordance with state law.

_____
Scott Farnam, Mayor

ATTEST:

_____
Debby Lee, City Clerk

APPROVED AS TO FORM:

_____
Julie Hayward Biggs, City Attorney

ATTACHMENT B

CITY COUNCIL STAFF REPORT 10-28-2009

CITY OF WILDOMAR – COUNCIL
Agenda Item #3.2
BUSINESS ITEM
Meeting Date: OCTOBER 28, 2009

TO: Honorable Mayor Farnam, Members of the City Council

FROM: David Hogan, Planning Director
Gary Nordquist, Finance Director

SUBJECT: Economic Incentives - Development Impact Fee (DIF) Reductions

STAFF REPORT

RECOMMENDATION:

Staff recommends that the City Council consider one of the following options:

Option 1 - Reduce the City's Development Impact Fees and provide direction to staff with direction on the land use types, time of payment, and duration of the reduction for the purpose of stimulating local economic growth.

Option 2 - Leave the Development Impact Fees at their current level.

Option 3 - Provide other direction to staff.

BACKGROUND:

This subject of reductions to the City's Development Impact Fees (DIF) was first discussed by the City Council on July 28, 2009. At that meeting, the Council decided to keep the development impacts fees at their current level because the City was substantially below the DIF amounts from most jurisdictions in the area. Since that time, two other jurisdictions have reduced their fees while the economic climate has continued to stagnate. In addition, the Western Riverside Council of Governments is also recommending a temporary reduction of the updated Transportation Uniform Mitigation Fee (TUMF) by 50% for a two-year period.

Reductions in development impact fees are a commonly used mechanism to try to encourage new development activities during periods of low economic growth. The primary rationale for supporting this kind of program is to try to encourage new construction which would create short-term construction jobs, and in the case of commercial and industrial development, could also provide for additional long-term employment opportunities. Both of these benefits have the potential to provide an economic stimulus to the local economy through retail sales and other payments.

Generally residential properties do not pay sufficient property taxes to cover the costs of providing services. However, in some circumstances the additional “roof tops” (i.e. residential units) could create a larger local population which might encourage a high sales tax commercial business to locate in the community. This new business could provide additional employment and/or additional local sales tax revenues that would off-set the costs of the residential units.

On June 24, 2009, the City Council adopted the Transient Occupancy Tax Encouragement Program. The purpose of the program is to encourage the construction of new transient occupancy tax generating businesses within the City of Wildomar by providing an application processing fee credit to construct new hotels, motels, and similar uses through a one-time credit in the amount of $10,000 toward application and permit processing fees that would normally be paid to the City. This two-year program will terminate on June 24, 2011. To date, no requests have made to take advantage of this program.

The current Development Impact Fee (DIF) collects funding from new development to provide for the following improvements:

- Public facilities;
- Fire facilities;
- Transportation (roads and bridges);
- Traffic signals;
- Regional park improvements;
- Community centers;
- Regional multi-purpose trails; and,
- Library books.

The City’s current Development Impact Fee fund balance for all of these categories is approximately $577,000. The various DIF categories and amounts established by the County are included in Attachment A. The amounts in Attachment A do not include impact fees collected by other agencies (e.g. the Elsinore Unified School District), regional impact fees established by the Riverside County Habitat Conservation Agency (for the Stephens Kangaroo Rat Habitat Conservation Plan) or the Riverside Conservation Authority (for the MSHCP), Southwest Road and Bridge Benefit District, or the Transportation Uniform Mitigation Fee (TUMF).

To date, the County of Riverside and the Cities of Corona, Menifee, and Perris have reduced all or a portion of their local Development Impact Fee payment amounts. Since the previous staff report was prepared, the information for the County of Riverside and the City of Perris have been added to the following table.

Jurisdiction	Changes to Development Impact Fees	Action Date
Riverside County	*[NEW]* The County approved a one-year 50% reduction in DIF amounts until August 20, 2010.	7/14/2009
City of Corona	Reduced all DIF amounts by 40% for the next two years, and deferred DIF payments to the time of occupancy/final inspection (as opposed to at the time of building permit issuance).	5/13/2009
City of Lake Elsinore	No reductions have been made to the DIF amounts. According to the Community Development Director, there are no plans for to consider reducing the existing DIF amounts.	---
City of Menifee	The DIF amount for single family residences was reduced by 65%. This reduction sunsets June 30, 2010, or after 500 residential building permits are issued (whichever occurs first).	5/20/2009
City of Murrieta	No reductions have been made to the DIF amounts.	---
City of Perris	*[NEW]* The City approved a one-year 50% reduction in DIF amounts, followed by a 6-month 25% reduction in the DIF.	6/30/2009
City of Temecula	The current DIF amounts have not been changed. However, the automatic annual increase scheduled for 2009 was suspended for one year.	6/23/2009

Specific information on the Development Impact Fees for each evaluated City are contained in Attachment B. Much of the variation between the jurisdictions is created by the different local requirements. For example, the City of Corona collects funding for drainage facilities and citywide swimming pools.

FISCAL IMPACT

Because the purpose of a development impact fee is to provide funds for the construction of new or expanded public facilities and infrastructure to keep up with growth, any reduction in DIF payments could reduce the amount of money available to the City Council for the construction of future public facilities like fire stations, roads and bridges, traffic signals, park and recreation facilities, and trails.

During the first nine months of calendar year 2009 the City collected $577,107 in DIF fees. This translates to approximately $768,000 for the entire year. If future year impact fee payment were similar to this year's DIF collections, reduction of 50% would have resulted in a future shortfall of approximately $384,000 for the year. Any reduction in development impact fee collections during this period could not be recovered in future

years. However, if little or no development impact fees are collected during the period of the reduction, the fiscal impact on the City would be minimal.

POLICY OPTIONS

If the City Council wishes to adopt a reduction in the City's Development Impact Fee program, there are several policy questions that staff recommends that the Council consider if deciding any reduction in the Development Impact Fees. These different policy questions are outlined below.

- Does the Council want to target the DIF reduction to selected land use types (such as commercial and industrial) or apply the reduction to all land use types?

  Since commercial and industrial land uses have the potential to create the most direct benefit to the community in terms of long term employment and sales taxes the City Council may want to target any DIF reductions to these types of development. In contrast, applying the reduction to all land uses can encourage additional potential short-term employment benefits which might have some other community benefits such as needed infrastructure and an expanded population base for the local businesses.

- Should the fee reduction apply only to project construction that occurs during the DIF reduction period or apply to any future construction?

  Staff is concerned that some developers may choose to pre-pay the lowered fees but not begin project construction for many years. This would undermine the City's efforts to encourage needed local development and short-term employment during the current condition. As a result, if the Council is concerned with this factor, then staff recommends that the fee reduction should apply only to projects that have begun substantial construction. The most straight forward mechanism appears to be to allow paying the reduced DIF immediately prior to final inspection/certificate of occupancy when project is substantially complete.

- How much of a reduction (e.g. what percentage) of the Development Impact Fee should be provided to stimulate local economic growth?

  Once the Council has determined how much of a DIF reduction is appropriate, then the next question that will need consideration is the amount/percentage of the reduction and the duration of any reduction. Most reductions range from 40% to 65% of the DIF amount with some jurisdictions reducing the DIF reduction over time. Fifty percent reductions seem to be the most common amount of reduction.

- How long should the Development Impact Fee reduction be in effect?

  Many jurisdictions are proposed DIF reductions for periods ranging from between one and two years. If the purpose is to help stimulate development on the short-

term without adversely effecting the City on the long-term, then durations of between one and two years is probably appropriate.

If the City Council believes that making reductions or modifications to the existing Development Impact Fee program is an important component of encouraging local economic growth then staff requests that the Council provide the appropriate direction on the scope, amount, and duration of any DIF reductions.

Once the Council has provided direction to staff on a proposed reduction, staff will prepare the necessary ordinance to modify the existing DIF program, prepare and publish the notice for the required public hearing, and bring the draft development impact fee ordinance amendment back for the City Council's final consideration.

ATTACHMENTS:

C. Current DIF Categories and Amounts
D. Comparison of DIF Amounts by Jurisdiction

Submitted by:

_____	_____
David Hogan	Gary Nordquist
Planning Director	Finance Director

ATTACHMENT C

CURRENT DEVELOPMENT IMPACT FEES

CURRENT DEVELOPMENT IMPACT FEES FOR THE CITY OF WILDOMAR*

(AND THE UNINCORPORATED AREA WITHIN THE GREATER ELSINORE AREA)

15. Greater Elsinore Area		Single Family Residential	Multi-Family Residential	Commercial	Industrial	Surface Mining
		(amount per dwelling unit)		(amount per acre)		
a	Public Facilities	$1,207	$1,011	$5,163	$2,112	$211
b	Fire Facilities	$705	$590	$4,879	$2,035	$203
c	Transportation – Roads, Bridges, and Major Improvements	$549	$434	$2,044	$1,068	$940
d	Transportation - Signals	$420	$378	$6,971	$4,878	$4,293
e	Conservation and Land Bank	$0	$0	$0	$0	$0
f	Regional Parks	$563	$472	$2,259	$942	$94
g	Community Centers	$65	$55	$0	$0	$0
h	Regional Multipurpose Trails	$316	$264	$1,266	$528	$53
i	Flood Control	$0	$0	$0	$0	$0
j	Library Books	$341	$286	$0	$0	$0
k	Fee Program Administration	$55	$46	$228	$98	$22
	Total	**$4,221**	**$3,536**	**$22,810**	**$11,661**	**$5,816**

* County DIF components “e” and “i” are not collected within the City of Wildomar.

ATTACHMENT D

COMPARISON OF DEVELOPMENT IMPACT FEES BY JURISDICTION

COMPARISON OF THE CURRENT DEVELOPMENT IMPACT FEES (Excludes TUMF, MSHCP, SKR, and Quimby Act (parkland) In-Lieu Fees)				
Jurisdiction	**Single Family (per unit)**	**Multi-Family (per unit)**	**Commercial (per square foot)**	**Industrial (per square foot)**
City of Wildomar	$4,221	$3,536	$2.09 [A]	$0.69 [A]
City of Corona [B]	$7,011*	$5,039*	$1.03*	$0.43*
City of Lake Elsinore [C]	$6,331	$4,360	$5.79	$1.29
City of Menifee	$1,815*	$4,293	$2.45 [A]	$0.90 [A]
City of Murrieta [D]	$10,297	$6,527	$11.09	$1.93
City of Perris [E]	$6,334*	$5,322*	$1.95*	$1.95*
City of Temecula [F]	$7,657	$5,482	$8.33	$3.02
* Indicates that these development impact fees were recently reduced. The reduced DIF amounts are shown in this table.				

Notes:

A. For the Cities of Menifee and Wildomar DIF for commercial and industrial are paid on a per acre basis. The figures shown in the table have converted to square foot fees using the following methodology. To calculate the Fee on a per square foot basis a number of assumptions were made based upon typical development scenarios. The conversion of per acre to per square foot is based upon typical floor area ratio as follows: for commercial, 0.25, and for industrial, 0.35.

B. The City of Corona includes park and recreation facilities and has six additional DIF categories for Estate Residential, Single Family Attached, Mobile Home, Commercial Lodging, Office (Class A or B), and Office (Other).

C. The City of Lake Elsinore includes park and recreation facilities and has five additional DIF categories for Duplexes, Triplexes, Fourplexes, and Office.

D. The City of Murrieta includes park and recreation facilities and has two additional DIF Categories for Office and Rural Estate Residential.

E. The City of Perris DIF includes park and recreation facilities.

F. The City of Temecula DIF includes park and recreation facilities and two additional DIF Categories for Office and Service Commercial.

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Mayor and City Council Members

FROM: Michael Kashiwagi, Development Services

SUBJECT: Considering a temporary 50 percent reduction to the Western Riverside Council of Governments Transportation Uniform Mitigation Fee (TUMF) through December 31, 2010

STAFF REPORT

RECOMMENDATION:
Staff recommends that the City Council consider the following options:

Option 1— 50% temporary reduction in the TUMF through December 31, 2010.

Under Option 1, Council will adopt a resolution entitled:

RESOLUTION NO. 09 - 82
A RESOLUTION OF THE CITY OF WILDOMAR ADOPTING A TEMPORARY FIFTY PERCENT REDUCTION TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

This is a Resolution approving a temporary 50 percent reduction to the TUMF through December 31, 2010.

Option 2— Provide other direction to staff.

BACKGROUND:
The City of Wildomar is a Member Agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and sixteen (16) cities located in Western Riverside County.

On October 5, 2009, the WRCOG Executive Committee took action on revisions to the Transportation Uniform Mitigation Fee (TUMF) Program, including an updated Nexus Study. The WRCOG Executive Committee reviewed the 2009 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions update their fees by amending their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction.

At the November 12, 2009 meeting of the City Council, Council adopted Resolution No. 09-74 approving the intent to consider the 2009 Nexus Study establishing a revised and updated fee schedule applicable under the WRCOG Transportation Uniform Mitigation

Fee (TUMF) Program. City of Wildomar projects are identified in the Southwest Zone summarized below.

TABLE 1. SOUTHWEST ZONE TUMF PROJECTS IN WILDOMAR (OR VICINITY)			
STREET NAME	**LIMITS**	**TOTAL COST**	**MAXIMUM TUMF SHARE**
Bundy Canyon	I-15 to Sunset	$ 34,433,000	$ 34,433,000
Bundy Canyon	Sunset to Murrieta	$ 4,714,000	$ 4,714,000
Baxter	I-15 to Palomar	$ 16,654,000	$ 16,654,000
Bundy Canyon	Mission to I-15	$ 3,358,000	$ 3,358,000
Central	Baxter to Palomar	$ 2,642,000	$ 2,642,000
Palomar	Clinton Keith to Jefferson	$ 1,723,000	$ 1,723,000
Palomar	Mission to Clinton Keith	$ 6,534,000	$ 6,534,000
Grand Avenue	Oretega Hwy to Central	$ 25,052,000	$25,052,000
Clinton Keith Widening and Clinton Keith/I-15 Interchange*	I-15 to Copper Craft	$27,411,000	$26,786,000
	TOTAL	$122,521,000	$121,896,000

Source: WRCOG

*Note: On October 28, 2009, the WRCOG Technical Committee approved adding Clinton/I-15 Interchange to the Southwest Zone TIP with TUMF construction funding in the amount of $7.8 Million split between FY 10-11 and FY 11-12

Also at this meeting, Ordinance No. 38 was introduced which revises the TUMF (shown in Table 2). The second reading of this Ordinance will occur at Council's December 9, 2009 meeting.

Addendum to the Nexus Study – Proposed temporary 50 percent reduction

WRCOG has asked that the proposed temporary 50 percent reduction in TUMF be considered by Council. The background on the development of the temporary 50 percent reduction in TUMF is described in the Addendum to the Nexus Study prepared by WRCOG (attached to this staff report).

According to information from the Addendum to the 2009 Nexus Study, the July 2009 Inland Empire Quarterly Report indicates that in 2009, the Inland Empire is facing its most serious economic challenge since the 1930s. According to the report, the area lost 48,650 jobs in 2008 with further loss of 82,600 jobs forecast in 2009. The report attributes the loss of jobs to declines in the construction, logistics and manufacturing sectors as well as the region's population serving activities.

The Inland Empire Quarterly Economic report further indicates that since "the residential construction depression has been the primary cause of the Inland Empire's deep downturn, that sector's re-emergence will be a key to recovery." The report states that

housing "demand has returned to its mid-2002 volume and price appears to be stabilizing near its first quarter 2002 level."

Recognizing the significance of the current economic recession to Western Riverside County, business, community, and government leaders established the Riverside Economic Development (Red) Team in 2008. The Red Team recommended goals critical to recovery of the regional economy.

In response to the Red Team recommendations, the Riverside County Board of Supervisors at the meeting on July 21, 2009 acted to reduce its local development impact fees (DIF) by 50%. As part of this action, the Board of Supervisors adopted a resolution encouraging the WRCOG Executive Committee to similarly consider a temporary TUMF reduction.

At their meeting on October 5, 2009, the WRCOG Executive Committee approved Addendum 1 to the Nexus Study which allows a temporary 50% reduction of the revised fee structure to be effective from January 2010 and terminate December 31, 2010.

WRCOG notes that since the burden to mitigate the impacts of the development cannot be passed on to other developments through the TUMF program, it is necessary for the TUMF revenues that are forfeited during the temporary reduction period to be made up from other sources.

TABLE 2. EXISTING AND PROPOSED TUMF FEES

Units and Land Use Type	City of Wildomar Adopted TUMF	Ordinance No. 38 Revised TUMF (introduced at November 12, 2009 Council meeting)	WRCOG Proposed 50% Temporary Reduction through December 31, 2010 *
Per single family residential unit	$9,812.00	$8,873.00	$4,437.00
Per multi-family residential unit	$6,890.00	$6,231.00	$3,115.00
Per square foot of an industrial project	$1.84	$ 1.73	$0.86
Per square foot of a retail commercial project	$9.99	$10.49	$5.24
Per square foot of a service commercial project	$5.71	$ 4.19	$2.10
Per square foot of a service Class A or B office project	$2.19	$ 2.19	$1.10

* Addendum to the Nexus Study

DISCUSSION:
On November 19 2009, a meeting was held with the TUMF Southwest Zone cities to discuss the implications of the temporary 50 percent reduction. There was not a consensus among the attendees regarding the implementation of the temporary reduction period. Supporters of the temporary TUMF reduction expressed the anticipated benefit in generating economic development. Other agencies questioned the feasibility of reaping this type of economic stimulus benefit as well as a general concern of having to backfill funds for TUMF projects.

WRCOG stated at this meeting that agencies which implemented the temporary 50 percent reduction would be locked in forever. As an example, the Clinton Keith Interchange, which is identified in the TUMF Transportation Improvement Program (TIP) for $7.8 million in TUMF would only secure half of that amount, $3.9 million if Council were to approve a temporary 50 percent reduction. Also, there was some discussion of a perceived benefit for agencies which do not adopt the reduction. The result would be that the zone with the agency's projects will retain the share of the TUMF revenue for projects in the zone, rather than having these zone revenues be proportionally re-distributed to backbone projects outside the zones.

Questions for discussion: There are several policy considerations and questions that staff has identified regarding WRCOG's request to the City to consider a temporary 50% reduction. They are summarized below:

(1) What if a local jurisdiction does not implement a 50% temporary reduction in fees and continues to collect TUMF based upon the 2009 Nexus Study fee schedule? Can such a jurisdiction insist that more funding from TUMF go toward projects directly benefiting the local jurisdiction?

(2) Related to the above, what adverse implications will result from an inconsistent practice among TUMF jurisdictions regarding the 50% temporary reduction?

(3) How will the region backfill the loss of TUMF revenues (due to reduced TUMF fees) from "other funding sources" to finance the network? An inability to do this may mean TUMF projects will have shortfalls that adversely affect project viability or create significant schedule delays.

FISCAL IMPACT
Council actions on a temporary 50 percent reduction in TUMF will have direct fiscal impacts on funding for TUMF-eligible improvements in the City of Wildomar. Because the TUMF provides funds for construction of TUMF-eligible roadway improvements, it will decrease the TUMF fee applicable to all developments in the City of Wildomar. As a result, other funding sources will need to be identified for any shortfall of funds on the projects identified in the 2009 Nexus Study. These fees could not be recovered in future years.

Attachments:
1. 2009 WRCOG Addendum 1 to the Nexus Study
2. Resolution Approving Temporary 50% Reduction in TUMF

Submitted by:

_____
Michael Kashiwagi
Development Services

Approved by:

_____
Frank Oviedo
City Manager

ATTACHMENT 1

WRCOG NEXUS STUDY ADDENDUM NO. 1

TRANSPORTATION UNIFORM MITIGATION FEE NEXUS STUDY 2009 UPDATE

ADDENDUM 1 TEMPORARY FEE REDUCTION

Prepared for

The Western Riverside Council of Governments

In Cooperation with

The City of Banning
The City of Beaumont
The City of Calimesa
The City of Canyon Lake
The City of Corona
The City of Hemet
The City of Lake Elsinore
The City of Menifee
The City of Moreno Valley
The City of Murrieta
The City of Norco
The City of Perris
The City of Riverside
The City of San Jacinto
The City of Temecula
The City of Wildomar
The County of Riverside
Eastern Municipal Water District
March Joint Powers Authority
Western Municipal Water District

Prepared by

Parsons Brinckerhoff.

DRAFT OCTOBER 4, 2009

TABLE OF CONTENTS

TABLE OF CONTENTS i
A1-1.0 BACKGROUND 1
A1-2.0 TUMF NEXUS IMPLICATIONS 4
A1-2.1 Maximum Eligible TUMF Share 5
A1-2.2 TUMF Program Revenue Shortfall 13
A1-3.0 APPENDICES 15

LIST OF TABLES

Table A1-2.1 - TUMF Network Cost Estimates – 50% ADJUSTED 6

LIST OF FIGURES

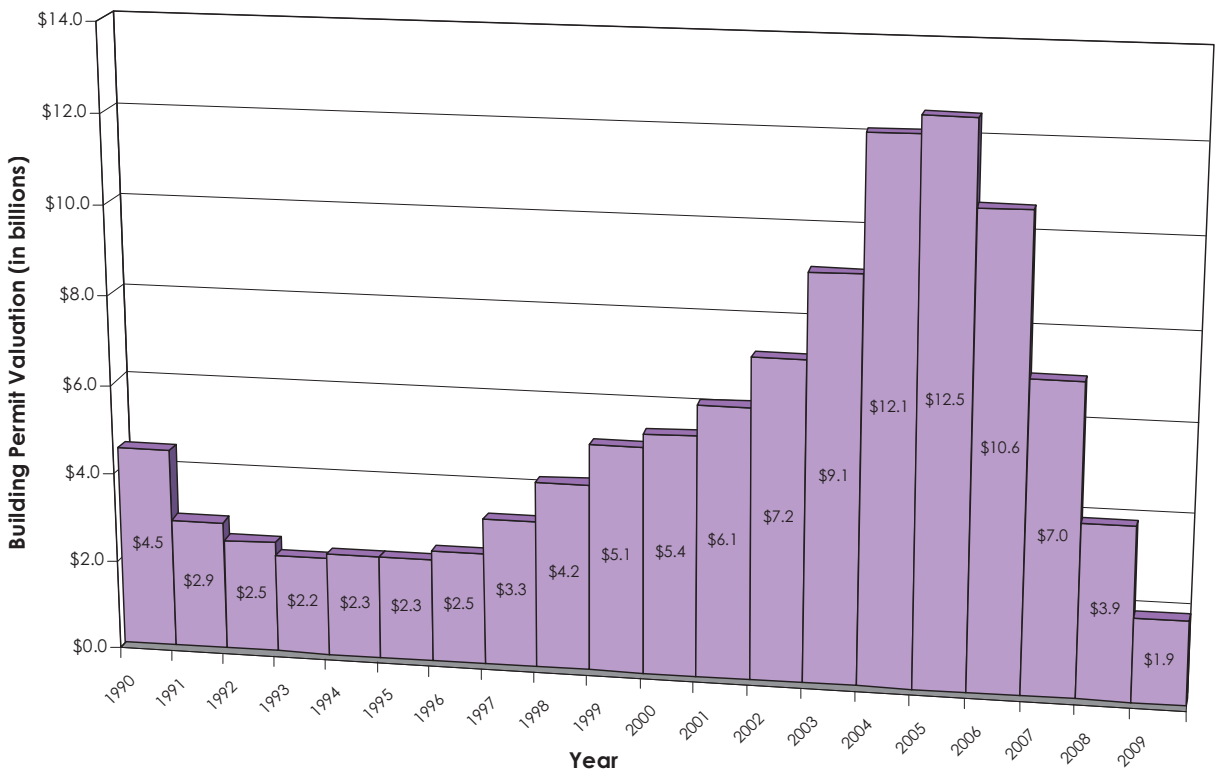
Figure A1-1.1 – Total Building Permit Valuation in the Inland Empire 1

A1-1.0 BACKGROUND

The July 2009 Inland Empire Quarterly Economic Report[1] indicates that "in 2009, the Inland Empire is facing its most serious economic challenge since the 1930s." According to the report, the area lost 48,650 jobs in 2008 with a further loss of 82,600 jobs forecast in 2009. The report attributes the loss of jobs to declines in the construction, logistics and manufacturing sectors as well the region's population-serving activities.

Specifically addressing the construction sector, the report states "in 2005, the Inland Empire's developers received $12.5 billion in construction permits….With the residential, retail, industrial and office sectors under enormous pressure, 2009 will see just $1.9 billion in permits issued (based on first quarter 2009). That means a drop of $10.6 billion (-84.7%) in funds entering the region. Of this drop, $8.3 billion was lost by residential builders and $2.3 billion by non-residential developers. The result is an estimated $21.2 billion reduction in the area's economic activity. As a result, construction employment has fallen 49.0% from a peak of 127,500 in 2006 to 67,100 in 2009."

Figure A1-1.1 – Total Building Permit Valuation in the Inland Empire



Notes: 2009 estimated based on 1st quarter 2008 to 2009 percentage change
Source: Inland Empire Quarterly Economic Report, July 2009; Construction Industry Research Board

[1] John E. Husing, Ph.D., Inland Empire Quarterly Economic Report, Riverside and San Bernardino Counties, California, Volume 21 Number 3, July 2009 (http://www.wrcog.cog.ca.us/downloads/QER20July2009WRCOG.pdf)

Figure A1-1.1 clearly illustrates the impact of the economic recession on the construction sector in the Inland Empire, including Western Riverside County. The significant declines in the Total Building Permit Valuation in the Inland Empire observed since 2005 is evident with the forecast valuation for 2009 at the lowest level in two decades.

The Inland Empire Quarterly Economic Report indicates that since "the residential construction depression has been the primary cause of the Inland Empire's deep downturn, that sector's re-emergence will be a key to recovery." The report indicates that housing "demand has returned to its mid-2002 volume, and price appears to be stabilizing near its first quarter 2002 level. However, roughly 70% of home sales are foreclosures." The report goes on to indicate that "the foreclosure supply will thus likely prevent home prices from rising to a level where residential construction can reemerge for several years. Given that construction labor and material costs have fallen, this time period will be shortened only if governmental fees, lot sizes and house sizes can be reduced.

Recognizing the significance of the current economic recession to Western Riverside County, business, community and government leaders established the Riverside Economic Development Red Team in 2008. The Red Team recommended three goals critical to recovery of the regional economy. These goals included "reduce the cost of building new homes so that the new home building industry can put people back to work."

In response to the Red Team recommendations, the Riverside County Board of Supervisors at the meeting on July 21, 2009 acted to reduce its local development impact fees (DIF) by 50%. As part of its action, the Board of Supervisors adopted a resolution encouraging the WRCOG Executive Committee to similarly consider a temporary TUMF reduction. A copy of the Riverside County Board of Supervisors July 21, 2009 action including the ordinance amendment and resolution to the WRCOG Executive Committee is included as **Appendix A1-A** to this Addendum. Consistent with the Red Team recommendation and the Riverside County Board of Supervisors July 21, 2009 action, almost one-third of the WRCOG jurisdictions have reduced development impact fees in the past year with others considering the matter over the next few months.

Following the action by the Riverside County Board of Supervisors, the Riverside Economic Development Red Team forwarded a letter to the WRCOG Executive Director reiterating the recommended goals and highlighting the actions of local jurisdictions to "create jobs and jump-start the economy by deferring and/or reducing construction fees." A copy of the letter from the Riverside Economic Development Red Team dated August 24, 2009 is included as **Appendix A1-B** to this Addendum.

At the meeting on September 14, 2009, the WRCOG Executive Committee considered a temporary reduction of the TUMF. The WRCOG Executive Committee "supported the Red Team recommendation and Board of Supervisors' request for a temporary 50% TUMF reduction for a one-year period, to be ratified at the next meeting." The WRCOG

Executive Committee in taking this action cited the importance of creating jobs in Western Riverside County by stimulating the housing market through lower fees.

At the meeting on October 5, 2009, the WRCOG Executive Committee ratified the previous action to "authorize a temporary 50% reduction in the current TUMF for one year commencing immediately and ending December 31, 2010." The WRCOG Executive Committee further resolved that "the reduced TUMF applies to new building permits associated with new development projects. If reduced fees are paid at the time application is made for a building permit and either the application or the building permit expires, subsequent building permit applications on the same parcel shall be subject to the full TUMF amount, unless the temporary fee reduction is still in effect at the time of the subsequent. No provision of the temporary TUMF reduction shall entitle any person who has already paid TUMF to receive a refund, credit or reimbursement of such payment."

A1-2.0 TUMF NEXUS IMPLICATIONS

The action of the WRCOG Executive Committee to temporarily reduce TUMF proportionally reduces the fees paid by each new development to mitigate its impact on the regional transportation system. Since the transportation impact of a particular development is a constant from the perspective of the Program, a reduction in the fees paid by the development means that the development is no longer contributing a fair share of the total cost to mitigate the cumulative impacts of new development on the regional transportation system based on the TUMF Program Nexus Study. As a result, the entire program basis must be adjusted accordingly to ensure that each development continues to contribute a fair share of the total Program costs without unduly burdening later projects to make up the TUMF revenues that are effectively forfeited during the temporary reduction period.

The program adjustment will be reflected in a commensurate reduction in the maximum TUMF share of the costs for each project in the Program. Subsequently, the TUMF revenues available for programming eligible project activities, including planning, design and construction, along with credits and reimbursements, are also reduced proportionately. In addition to assuring the Program Nexus, these adjustments prevent an imbalance in the TUMF Program revenues that are being programmed from occurring due to the temporary reduction in the share of project costs being collected. In effect, the adjustments ensures an appropriate balance is maintained between the overall fee revenue that is generated at the reduced fee levels compared to the eligible project costs upon which the TUMF is based and the revenues expended.

Despite the reduction in the level of the fee, the transportation impact of any new development remains constant and the reduction in fees means that the development is no longer contributing a fair share of the cost to mitigate its impacts. Since the burden to mitigate the impacts of the development cannot be passed on to other developments through the TUMF program, it is necessary for the TUMF revenues that are forfeited during the temporary reduction period to be made up from other sources.

The following sections will summarize the adjustments to the TUMF Program Nexus based on the 2009 Program Update Nexus Study. Specifically, the following sections will describe the adjustments to the maximum TUMF share of the various Network and Transit project costs before providing the adjusted Fee Schedule. The following sections will also address the issue of the resultant Program funding shortfall.

A1-2.1 Maximum Eligible TUMF Share

The calculation of the TUMF is based on the three basic variables – unit cost assumptions, recommended network improvements, and the change in development. In general, the fee for the TUMF program is calculated based on the following formula:

$$\frac{\text{Unit Cost Assumptions} \times \text{Recommended Network Improvements}}{\text{Change in Residential and Non-Residential Development}} = \textbf{TUMF}$$

Applying this formula, unit cost assumptions for the various eligible TUMF project types are used to estimate the overall cost to improve the TUMF Network as described in the TUMF Nexus Study. The resultant maximum eligible network improvement cost (or maximum TUMF share is then divided proportionally between various residential and non-residential development categories such that each new development type contributes its 'fair share' to the program. Any change in one formula variable has a related impact on the overall fee, although it is important to note that the resultant impact to the overall fee is not necessarily directly proportional to the formula variable change due to the intricacies of the fee calculation.

In contrast, a discretionary change in the fee (such as the temporary 50% fee reduction) represents a change in the resultant value of this formula. As described previously, this change subsequently needs to be reflected in the basis for the fee in order to maintain the Program Nexus and ensure a balance between fee revenues and eligible expenditures. This change can be reflected by making a commensurate adjustment to the numerator (the maximum TUMF share) in the TUMF equation. Based on the methodology to calculate the maximum TUMF share, this can be accomplished most easily by reducing the unit cost assumptions proportional to the recommended fee reduction.

The adjusted unit cost assumptions and resultant adjusted maximum TUMF share <u>will not</u> represent the fair share cost to mitigate the cumulative regional impacts of new development on the transportation system. The resultant value represents the proportional share of the maximum eligible network improvement cost that will be collected by the Program based on a temporarily reduced fee level. This amount also represents the maximum TUMF share that can be programmed for expenditure on a project. Since administration of the Program is a relatively fixed cost, the Administration multiplier was increased to 5% for the period of the fee reduction to ensure sufficient revenues are generated to administer the Program during this time.

Table A1-2.1 presents the adjusted maximum eligible network improvement cost based on the temporary fee reduction. **Table A1-2.2** provides the adjusted Schedule of Fees in accordance with the WRCOG Executive Committee action of October 12, 2009.

Table A1-2.1 - TUMF Network Cost Estimates – 50% ADJUSTED

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	ADJUSTED COST	ADJ MAX TUMF SHARE
Central	Menifee	Ethanac	Goetz	Murrieta	0.99	$1,770,000	$1,770,000
Central	Menifee	Ethanac	Murrieta	I-215	0.90	$9,509,000	$9,509,000
Central	Menifee	Goetz	Case	Ethanac	2.00	$4,010,000	$3,534,000
Central	Menifee	Menifee	SR-74 (Pinacate)	Simpson	2.49	$3,751,000	$3,751,000
Central	Menifee	Menifee	Holland	Garbani	1.03	$0	$0
Central	Menifee	Menifee	Garbani	Scott	1.00	$1,170,000	$1,170,000
Central	Menifee	Menifee	Simpson	Aldergate	0.64	$1,499,000	$1,499,000
Central	Menifee	Menifee	Aldergate	Newport	0.98	$0	$0
Central	Menifee	Menifee	Newport	Holland	1.07	$0	$0
Central	**Menifee**	**Newport**	**Goetz**	**Murrieta**	**1.81**	**$1,273,000**	**$1,273,000**
Central	**Menifee**	**Newport**	**Murrieta**	**I-215**	**2.05**	**$18,552,000** **$13,130,000**	**$18,552,000** **$13,130,000**
Central	**Menifee**	**Newport**	**I-215**	**Menifee**	**0.95**	**$1,110,000**	**$1,086,000**
Central	**Menifee**	**Scott**	**I-215**	**Briggs**	**2.04**	**$20,935,000**	**$20,266,000**
Central	Menifee	Scott	Murrieta	I-215	1.94	$4,552,000	$4,552,000
Central	Menifee	SR-74	Matthews	Briggs	1.89	$2,218,000	$2,218,000
Central	Moreno Valley	Alessandro	I-215	Perris	3.71	$2,660,000	$2,660,000
Central	Moreno Valley	Alessandro	Perris	Nason	2.00	$6,100,000	$6,100,000
Central	Moreno Valley	Alessandro	Nason	Moreno Beach	0.99	$1,778,000	$1,778,000
Central	Moreno Valley	Alessandro	Moreno Beach	Gilman Springs	4.13	$4,840,000	$4,840,000
Central	Moreno Valley	Gilman Springs	SR-60	Alessandro	1.67	$9,854,000	$9,604,000
Central	Moreno Valley	Perris	Reche Vista	Ironwood	2.20	$3,550,000	$3,550,000
Central	Moreno Valley	Perris	Ironwood	Sunnymead	0.52	$8,081,000	$8,081,000
Central	Moreno Valley	Perris	Sunnymead	Cactus	2.00	$717,000	$683,000
Central	Moreno Valley	Perris	Cactus	Harley Knox	3.50	$9,427,000	$6,975,000
Central	**Moreno Valley**	**Reche Vista**	**Reche Canyon**	**Heacock**	**1.66**	**$3,303,000**	**$2,548,000**
Central	Perris	11th/Case	Perris	Goetz	0.30	$539,000	$539,000
Central	Perris	Ethanac	Keystone	Goetz	2.24	$6,804,000	$6,804,000
Central	Perris	Ethanac	I-215	Sherman	0.35	$626,000	$626,000
Central	**Perris**	**Mid-County**	**I-215**	**Rider**	**4.55**	**$41,159,000**	**$41,159,000**
Central	Perris	Perris	Harley Knox	Ramona	1.00	$2,333,000	$1,696,000
Central	Perris	Perris	Ramona	Citrus	2.49	$2,922,000	$2,917,000
Central	Perris	Perris	Citrus	Nuevo	0.50	$0	$0
Central	Perris	Perris	Nuevo	11th	1.75	$4,386,000	$3,010,000
Central	**Perris**	**Ramona**	**I-215**	**Perris**	**1.47**	**$18,787,000**	**$18,754,000**
Central	**Perris**	**Ramona**	**Perris**	**Evans**	**1.00**	**$3,039,000**	**$3,039,000**
Central	**Perris**	**Ramona**	**Evans**	**Rider**	**2.09**	**$3,746,000**	**$3,746,000**
Central	Perris	SR-74 (4th)	Ellis	I-215	2.29	$16,153,000	$16,153,000
Central	Unincorporated	Ethanac	SR-74	Keystone	1.07	$2,506,000	$2,506,000
Central	Unincorporated	Ethanac	Sherman	Matthews	0.61	$13,913,000	$13,913,000
Central	Unincorporated	Gilman Springs	Alessandro	Bridge	4.98	$6,789,000	$5,020,000
Central	Unincorporated	Menifee	Ramona	SR-74 (Pinacate)	6.52	$7,638,000	$7,638,000
Central	**Unincorporated**	**Mid-County**	**Rider**	**Bridge**	**6.92**	**$10,616,000**	**$10,616,000**
Central	**Unincorporated**	**Ramona**	**Rider**	**Pico**	**0.97**	**$1,136,000**	**$1,136,000**
Central	**Unincorporated**	**Ramona**	**Pico**	**Bridge**	**5.95**	**$24,804,000**	**$23,851,000**
Central	**Unincorporated**	**Reche Canyon**	**San Bernardino County**	**Reche Vista**	**3.35**	**$10,446,000**	**$8,771,000**
Central	**Unicorporated**	**Scott**	**Briggs**	**SR-79 (Winchester)**	**3.04**	**$7,122,000**	**$7,122,000**
Central	Unincorporated	SR-74	Ethanac	Ellis	2.68	$0	$0
Northwest	Corona	Foothill	Paseo Grande	Lincoln	2.60	$10,609,000	-$17,420,000
Northwest	Corona	Foothill	Lincoln	California	2.81	$0	$0
Northwest	Corona	Foothill	California	I-15	0.89	$1,594,000	$1,594,000
Northwest	**Corona**	**Green River**	**SR-91**	**Dominguez Ranch**	**0.52**	**$931,000**	**$646,000**
Northwest	**Corona**	**Green River**	**Dominguez Ranch**	**Palisades**	**0.56**	**$1,114,000**	**$1,101,000**
Northwest	Corona	Green River	Palisades	Paseo Grande	2.01	$0	$0
Northwest	Riverside	Alessandro	Arlington	Trautwein	2.21	$0	$0
Northwest	Riverside	Arlington	North	Magnolia	5.92	$0	$0
Northwest	Riverside	Arlington	Magnolia	Alessandro	2.02	$11,451,000	$10,313,000
Northwest	**Riverside**	**Van Buren**	**Santa Ana River**	**SR-91**	**3.44**	**$17,429,000**	**$15,462,000**
Northwest	**Riverside**	**Van Buren**	**SR-91**	**Mockingbird Canyon**	**3.10**	**$5,353,000**	**$2,598,000**
Northwest	**Riverside**	**Van Buren**	**Wood**	**Trautwein**	**0.43**	**$0**	**$0**
Northwest	**Riverside**	**Van Buren**	**Trautwein**	**Orange Terrace**	**1.27**	**$1,782,000**	**$1,755,000**
Northwest	Unincorporated	Alessandro	Trautwein	Vista Grande	1.22	$0	$0
Northwest	Unincorporated	Alessandro	Vista Grande	I-215	1.26	$0	$0
Northwest	**Unincorporated**	**Cajalco**	**El Sobrante**	**Harley John**	**0.76**	**$2,063,000**	**$1,786,000**
Northwest	**Unincorporated**	**Cajalco**	**Harley John**	**Harvil**	**5.79**	**$20,772,000**	**$20,325,000**
Northwest	**Unincorporated**	**Cajalco**	**Harvil**	**I-215**	**0.28**	**$333,000**	**$333,000**
Northwest	**Unincorporated**	**Cajalco**	**I-15**	**Temescal Canyon**	**0.66**	**$17,336,000**	**-$7,907,000**
Northwest	**Unincorporated**	**Cajalco**	**Temescal Canyon**	**La Sierra**	**3.21**	**$11,468,000**	**$11,468,000**
Northwest	**Unincorporated**	**Cajalco**	**La Sierra**	**El Sobrante**	**6.11**	**$19,044,000**	**$19,044,000**
Northwest	**Unincorporated**	**Schliesman**	**San Bernardino County**	**Harrison**	**1.53**	**$7,172,000**	**$7,172,000**
Northwest	**Unincorporated**	**Schliesman**	**Harrison**	**Sumner**	**0.50**	**$1,790,000**	**$1,790,000**
Northwest	**Unincorporated**	**Schliesman**	**Sumner**	**Cleveland**	**0.50**	**$2,692,000**	**$2,692,000**
Northwest	**Unincorporated**	**Schliesman**	**Cleveland**	**A Street**	**0.23**	**$1,237,000**	**$1,237,000**
Northwest	**Unincorporated**	**Schliesman**	**A Street**	**Hamner**	**0.27**	**$980,000**	**$980,000**
Northwest	**Unincorporated**	**Schliesman**	**Hamner**	**I-15**	**0.31**	**$33,398,000**	**$33,398,000**
Northwest	**Unincorporated**	**Schliesman**	**I-15**	**Arlington**	**1.97**	**$12,972,000**	**$12,972,000**
Northwest	**Unincorporated**	**Van Buren**	**SR-60**	**Bellegrave**	**1.43**	**$2,562,000**	**$1,096,000**
Northwest	**Unincorporated**	**Van Buren**	**Bellegrave**	**Santa Ana River**	**3.60**	**$6,451,000**	**$2,785,000**
Northwest	**Unincorporated**	**Van Buren**	**Mockingbird Canyon**	**Wood**	**4.41**	**$7,907,000**	**$6,174,000**
Northwest	**Unincorporated**	**Van Buren**	**Orange Terrace**	**I-215**	**1.89**	**$35,123,000**	**$34,358,000**

Table A1-2.1 - TUMF Network Cost Estimates – 50% ADJUSTED (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	ADJUSTED COST	ADJ MAX TUMF SHARE
Pass	Beaumont	Beaumont	Oak Valley (14th)	I-10	1.37	$0	$0
Pass	**Beaumont**	**Potrero**	**Oak Valley (San Timoteo Canyon)**	**4th**	**1.17**	**$34,596,000**	**$0**
Pass	**Beaumont**	**SR-79 (Beaumont)**	**I-10**	**Mellow**	**0.80**	**$7,896,000**	**$0**
Pass	**Unicorporated**	**SR-79 (Beaumont)**	**Mellow**	**California**	**0.38**	**$0**	**$0**
Pass	**Unincorporated**	**Potrero**	**4th**	**1st**	**0.45**	**$1,054,000**	**$1,054,000**
Pass	**Unincorporated**	**Potrero**	**1st**	**SR-79 (Beaumont)**	**2.03**	**$5,550,000**	**$5,550,000**
Pass	**Unincorporated**	**SR-79 (Lamb Canyon)**	**California**	**Gilman Springs**	**4.87**	**$0**	**$0**
San Jacinto	Hemet	Domenigoni	Warren	Sanderson	1.77	$2,075,000	$2,075,000
San Jacinto	Hemet	Domenigoni	Sanderson	State	2.14	$0	$0
San Jacinto	Hemet	SR-74	Winchester	Warren	2.59	$4,641,000	$3,668,000
San Jacinto	**San Jacinto**	**Mid-County**	**Warren**	**Sanderson**	**1.73**	**$3,099,000**	**$3,099,000**
San Jacinto	**San Jacinto**	**Ramona**	**Warren**	**Sanderson**	**1.73**	**$3,099,000**	**$3,099,000**
San Jacinto	San Jacinto	Ramona	Sanderson	State	2.39	$8,565,000	$6,830,000
San Jacinto	San Jacinto	Ramona	State	Main	2.66	$4,778,000	$4,650,000
San Jacinto	San Jacinto	Ramona	Main	Cedar	2.08	$8,715,000	$8,715,000
San Jacinto	San Jacinto	Ramona	Cedar	SR-74	1.10	$0	$0
San Jacinto	Unincorporated	Domenigoni	SR-79 (Winchester)	Warren	3.10	$4,880,000	$4,392,000
San Jacinto	Unincorporated	Gilman Springs	Bridge	Sanderson	2.95	$3,454,000	$3,454,000
San Jacinto	**Unincorporated**	**Mid-County**	**Bridge**	**Warren**	**2.35**	**$2,752,000**	**$2,752,000**
San Jacinto	**Unincorporated**	**Ramona**	**Bridge**	**Warren**	**2.35**	**$5,505,000**	**$5,505,000**
San Jacinto	Unincorporated	SR-74	Briggs	SR-79 (Winchester)	3.53	$4,130,000	$4,130,000
San Jacinto	**Unincorporated**	**SR-79 (Hemet Bypass)**	**SR-74 (Florida)**	**Domenigoni**	**3.22**	**$31,226,000**	**$31,226,000**
San Jacinto	**Unincorporated**	**SR-79 (Hemet Bypass)**	**Domenigoni**	**Winchester**	**1.50**	**$5,272,000**	**$5,272,000**
San Jacinto	**Unincorporated**	**SR-79 (San Jacinto Bypass)**	**Ramona**	**SR-74 (Florida)**	**6.50**	**$38,995,000**	**$38,995,000**
San Jacinto	**Unincorporated**	**SR-79 (Sanderson)**	**Gilman Springs**	**Ramona**	**1.92**	**$13,103,000**	**$12,253,000**
San Jacinto	**Unincorporated**	**SR-79 (Winchester)**	**Domenigoni**	**Keller**	**4.90**	**$17,583,000**	**$11,524,000**
Southwest	**Canyon Lake**	**Goetz**	**Railroad Canyon**	**Newport**	**0.50**	**$1,826,000**	**$1,343,000**
Southwest	**Canyon Lake**	**Railroad Canyon**	**Canyon Hills**	**Goetz**	**1.95**	**$3,865,000**	**$3,753,000**
Southwest	**Lake Elsinore**	**Railroad Canyon**	**I-15**	**Canyon Hills**	**2.29**	**$17,494,000**	**$17,494,000**
Southwest	**Murrieta**	**Clinton Keith**	**I-15**	**Copper Craft**	**2.48**	**$13,706,000**	**$13,394,000**
Southwest	**Murrieta**	**Clinton Keith**	**Copper Craft**	**Toulon**	**0.83**	**$0**	**$0**
Southwest	**Murrieta**	**Clinton Keith**	**Toulon**	**I-215**	**0.83**	**$17,123,000**	**$17,123,000**
Southwest	**Murrieta**	**Clinton Keith**	**I-215**	**Meadowlark**	**0.75**	**$875,000**	**$875,000**
Southwest	**Murrieta**	**French Valley (Date)**	**SR-79 (Winchester)**	**Margarita**	**1.03**	**$1,852,000**	**$1,852,000**
Southwest	Murrieta	Meadowlark (Menifee)	Keller	Clinton Keith	2.00	$4,685,000	$4,685,000
Southwest	Murrieta	Menifee	Scott	Keller	1.08	$0	$0
Southwest	**Temecula**	**French Valley**	**Margarita**	**Ynez**	**0.91**	**$0**	**$0**
Southwest	**Temecula**	**French Valley**	**Ynez**	**Murrieta Creek**	**1.29**	**$38,875,000**	**$25,954,000**
Southwest	**Temecula**	**French Valley**	**Murrieta Creek**	**Rancho California**	**2.36**	**$11,566,000**	**$11,566,000**
Southwest	**Temecula**	**French Valley**	**Rancho California**	**I-15 (Front)**	**1.86**	**$26,791,000**	**$10,413,000**
Southwest	**Temecula**	**SR-79 (Winchester)**	**Murrieta Hot Springs**	**Jefferson**	**2.70**	**$7,896,000**	**$7,896,000**
Southwest	Wildomar	Bundy Canyon	I-15	Sunset	3.42	$17,222,000	$17,222,000
Southwest	Wildomar	Bundy Canyon	Sunset	Murrieta	1.01	$2,357,000	$2,357,000
Southwest	Wildomar	Clinton Keith	Palomar	I-15	0.55	$0	$0
Southwest	Unincorporated	Benton	SR-79	Eastern Bypass	2.40	$2,814,000	$2,814,000
Southwest	**Unincorporated**	**Clinton Keith**	**Meadowlark**	**SR-79**	**2.54**	**$23,958,000**	**$23,958,000**
Southwest	**Unincorporated**	**Newport**	**Menifee**	**Lindenberger**	**0.77**	**$0**	**$0**
Southwest	**Unincorporated**	**Newport**	**Lindenberger**	**SR-79 (Winchester)**	**3.58**	**$0**	**$0**
Southwest	Unincorporated	SR-74	I-15	Ethanac	4.89	$22,828,000	$22,784,000
Southwest	**Unincorporated**	**SR-79 (Eastern Bypass/Washir**	**SR-79 (Winchester)**	**Borel**	**4.52**	**$5,713,000**	**$5,713,000**
Southwest	**Unincorporated**	**SR-79 (Eastern Bypass)**	**Borel**	**Vino**	**4.04**	**$12,693,000**	**$12,693,000**
Southwest	**Unincorporated**	**SR-79 (Eastern Bypass/Anza)**	**Vino**	**SR-79 (Constance)**	**4.49**	**$6,125,000**	**$6,125,000**
Southwest	**Unincorporated**	**SR-79 (Eastern Bypass/Anza)**	**SR-79 (Constance)**	**Santa Rita**	**1.14**	**$3,945,000**	**$3,945,000**
Southwest	**Unincorporated**	**SR-79 (Eastern Bypass/Anza)**	**Santa Rita**	**Fairview**	**1.77**	**$4,829,000**	**$4,829,000**
Southwest	**Unincorporated**	**SR-79 (Eastern Bypass)**	**Fairview**	**Pala**	**1.48**	**$4,039,000**	**$4,039,000**
Southwest	**Unincorporated**	**SR-79 (Eastern Bypass)**	**Pala**	**I-15**	**4.21**	**$30,958,000**	**$30,958,000**
Southwest	**Unincorporated**	**SR-79 (Winchester)**	**Keller**	**Thompson**	**2.47**	**$4,423,000**	**$4,423,000**
Southwest	**Unincorporated**	**SR-79 (Winchester)**	**Thompson**	**La Alba**	**1.81**	**$3,248,000**	**$1,810,000**
Southwest	**Unincorporated**	**SR-79 (Winchester)**	**La Alba**	**Hunter**	**0.50**	**$903,000**	**$381,000**
Southwest	**Unincorporated**	**SR-79 (Winchester)**	**Hunter**	**Murrieta Hot Springs**	**1.14**	**$0**	**$0**
Subtotal					295.15	$1,056,393,000	$892,539,000

Table A1-2.1 - TUMF Network Cost Estimates – 50% ADJUSTED (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	ADJUSTED COST	ADJ MAX TUMF SHARE
Central	Menifee	Briggs	Newport	Scott	3.05	$3,574,000	$3,574,000
Central	Menifee	Goetz	Juanita	Lesser Lane	2.61	$3,057,000	$2,966,000
Central	Menifee	Goetz	Newport	Juanita	1.36	$0	$0
Central	Menifee	Holland	Antelope	Haun	1.00	$6,511,000	$6,511,000
Central	Menifee	McCall	Menifee	SR 79 (Winchester)	4.45	$5,209,000	$5,209,000
Central	Menifee	McCall	SR-79 (Winchester)	Warren	2.58	$3,016,000	$3,016,000
Central	Menifee	McCall	I-215	Aspel	1.23	$9,334,000	$9,334,000
Central	Menifee	McCall	Aspel	Menifee	0.95	$2,235,000	$2,235,000
Central	Menifee	Murrieta	Ethanac	McCall	1.95	$1,621,000	$1,621,000
Central	Menifee	Murrieta	McCall	Newport	2.03	$0	$0
Central	Menifee	Murrieta	Newport	Bundy Canyon	3.00	$0	$0
Central	Moreno Valley	Cactus	I-215	Heacock	1.81	$18,587,000	$18,587,000
Central	Moreno Valley	Eucalyptus	I-215	Towngate	1.00	$1,345,000	$1,345,000
Central	Moreno Valley	Eucalyptus	Towngate	Frederick	0.67	$0	$0
Central	Moreno Valley	Frederick	SR-60	Alessandro	1.55	$0	$0
Central	Moreno Valley	Heacock	Cactus	San Michele	2.79	$4,880,000	$3,362,000
Central	Moreno Valley	Heacock	Reche Vista	Cactus	4.73	$0	$0
Central	Moreno Valley	Heacock	San Michele	Harley Knox	0.74	$1,496,000	$1,238,000
Central	Moreno Valley	Ironwood	SR-60	Redlands	8.46	$17,756,000	$17,756,000
Central	Moreno Valley	Lasselle	Eucalyptus	Alessandro	1.00	$1,073,000	$1,073,000
Central	Moreno Valley	Lasselle	Alessandro	John F Kennedy	1.00	$1,437,000	$1,437,000
Central	Moreno Valley	Lasselle	John F Kennedy	Oleander	3.14	$0	$0
Central	Moreno Valley	Moreno Beach	Reche Canyon	SR-60	1.37	$18,606,000	$18,606,000
Central	Moreno Valley	Nason	Ironwood	Alessandro	2.02	$18,688,000	$18,688,000
Central	Moreno Valley	Pigeon Pass	Ironwood	SR-60	0.43	$0	$0
Central	Moreno Valley	Pigeon Pass/CETAP Corridor	Cantarini	Ironwood	3.23	$1,161,000	$1,161,000
Central	Moreno Valley	Reche Canyon	Reche Vista	Moreno Beach	4.02	$0	$0
Central	Moreno Valley	Redlands	Locust	Alessandro	2.68	$20,961,000	$20,613,000
Central	Moreno Valley	Sunnymead	Frederick	Perris	2.02	$0	$0
Central	Perris	Ellis	SR-74 (4th)	I-215	1.92	$26,187,000	$26,187,000
Central	Perris	Evans	Placentia	Nuevo	1.50	$985,000	$985,000
Central	Perris	Evans	Morgan	Ramona	0.59	$693,000	$693,000
Central	Perris	Evans	Nuevo	I-215	1.99	$8,011,000	$8,011,000
Central	Perris	Evans	Oleander	Ramona	0.99	$0	$0
Central	Perris	Evans	Placentia	Rider	0.58	$0	$0
Central	Perris	Evans	Rider	Morgan	0.49	$580,000	$580,000
Central	Perris	Goetz	Lesser	Ethanac	1.04	$1,218,000	$977,000
Central	Perris	Harley Knox	I-215	Indian	1.53	$10,644,000	$10,644,000
Central	Perris	Harley Knox	Indian	Perris	0.50	$224,000	$224,000
Central	Perris	Harley Knox	Perris	Evans	1.03	$3,696,000	$3,696,000
Central	Perris	Nuevo	I-215	Murrieta	1.36	$10,330,000	$10,330,000
Central	Perris	Nuevo	Murrieta	Dunlap	1.00	$2,156,000	$2,156,000
Central	Perris	Placentia	I-215	Indian	0.37	$17,020,000	$17,020,000
Central	Perris	Placentia	Indian	Redlands	1.00	$1,170,000	$1,170,000
Central	Perris	Placentia	Redlands	Wilson	0.25	$0	$0
Central	Perris	Placentia	Wilson	Evans	0.75	$4,270,000	$4,270,000
Central	Perris	SR-74 (Matthews)	I-215(mostly in Perris)	Ethanac	1.25	$7,896,000	$7,896,000
Central	Unincorporated	Briggs	SR-74 (Pinacate)	Simpson	2.50	$5,857,000	$5,857,000
Central	Unincorporated	Briggs	Simpson	Newport	1.53	$4,294,000	$4,294,000
Central	Unincorporated	Center (Main)	I-215	Mt Vernon	1.50	$16,733,000	$16,733,000
Central	Unincorporated	Ellis	Post	SR-74	2.65	$3,102,000	$3,102,000
Central	Unincorporated	Mount Vernon/CETAP Corrido	Center	Pigeon Pass	0.61	$945,000	$945,000
Central	Unincorporated	Nuevo	Dunlap	Menifee	2.00	$4,012,000	$4,012,000
Central	Unincorporated	Pigeon Pass/CETAP Corridor	Cantarini	Mount Vernon	3.38	$10,544,000	$10,544,000
Central	Unincorporated	Post	Santa Rosa Mine	Ellis	0.44	$0	$0
Central	Unincorporated	Redlands	San Timoteo Canyon	Locust	2.60	$0	$0
Northwest	Corona	6th	SR-91	Magnolia	4.84	$0	$0
Northwest	Corona	Auto Center	Railroad	SR-91	0.30	$6,148,000	$0
Northwest	Corona	Hidden Valley	Norco Hills	McKinley	0.59	$0	$0
Northwest	Corona	Lincoln	Parkridge	Ontario	3.20	$0	$0
Northwest	Corona	Magnolia	6th	Sherborn	0.61	$2,352,000	$2,352,000
Northwest	Corona	Magnolia	Sherborn	Rimpau	0.39	$0	$0
Northwest	Corona	Magnolia	Rimpau	Ontario	1.17	$0	$0
Northwest	Corona	Main	Grand	Ontario	0.88	$1,031,000	$975,000
Northwest	Corona	Main	Ontario	Foothill	0.74	$0	$0
Northwest	Corona	Main	Hidden Valley	Parkridge	0.35	$624,000	$479,000
Northwest	Corona	Main	Parkridge	SR-91	0.86	$0	$0
Northwest	Corona	Main	SR-91	S. Grand	0.86	$2,365,000	$2,365,000
Northwest	Corona	McKinley	Hidden Valley	Promenade	0.57	$0	$0
Northwest	Corona	McKinley	Promenade	SR-91	0.33	$0	$0
Northwest	Corona	McKinley	SR-91	Magnolia	0.31	$21,071,000	$19,171,000
Northwest	Corona	Ontario	I-15	El Cerrito	0.94	$1,693,000	$1,693,000
Northwest	Corona	Ontario	Lincoln	Buena Vista	0.32	$577,000	$316,000
Northwest	Corona	Ontario	Buena Vista	Main	0.65	$0	$0
Northwest	Corona	Ontario	Main	Kellogg	0.78	$0	$0
Northwest	Corona	Ontario	Kellogg	Fullerton	0.32	$884,000	$884,000
Northwest	Corona	Ontario	Fullerton	Rimpau	0.42	$0	$0
Northwest	Corona	Ontario	Rimpau	I-15	0.60	$0	$0
Northwest	Corona	Railroad	Auto Club	Sherman	1.97	$6,148,000	$6,148,000
Northwest	Corona	Railroad	Sherman	Main (at Grand)	1.26	$2,265,000	$1,513,000
Northwest	Corona	River	Corydon	Main	2.27	$0	$0
Northwest	Corona	Serfas Club	SR-91	Green River	0.96	$0	$0

Table A1-2.1 - TUMF Network Cost Estimates – 50% ADJUSTED (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	ADJUSTED COST	ADJ MAX TUMF SHARE
Northwest	Norco	1st	Parkridge	Mountian	0.26	$300,000	$300,000
Northwest	Norco	1st	Mountian	Hamner	0.26	$0	$0
Northwest	Norco	2nd	River	I-15	1.44	$1,682,000	$1,160,000
Northwest	Norco	6th	Hamner	California	1.71	$7,896,000	$7,896,000
Northwest	Norco	Arlington	North	Arlington	0.97	$1,141,000	$1,141,000
Northwest	Norco	California	Arlington	6th	0.98	$1,759,000	$1,759,000
Northwest	Norco	Corydon	River	5th	1.46	$2,628,000	$2,628,000
Northwest	Norco	Hamner	Santa Ana River	Hidden Valley	3.05	$5,476,000	$5,476,000
Northwest	Norco	Hidden Valley	I-15	Norco Hills	1.52	$0	$0
Northwest	Norco	Hidden Valley	Hamner	I-15	0.13	$0	$0
Northwest	Norco	Norco	Corydon	Hamner	1.20	$2,159,000	$2,159,000
Northwest	Norco	North	California	Arlington	0.81	$0	$0
Northwest	Norco	River	Archibald	Corydon	1.14	$2,045,000	$1,164,000
Northwest	Riverside	14th	Market	Martin Luther King	0.89	$0	$0
Northwest	Riverside	1st	Market	Main	0.08	$0	$0
Northwest	Riverside	3rd	Chicago	I-215	0.36	$0	$0
Northwest	Riverside	Adams	SR-91	Arlington	1.56	$0	$0
Northwest	Riverside	Adams	SR-91	Lincoln	0.54	$6,148,000	$6,148,000
Northwest	Riverside	Buena Vista	Santa Ana River	Redwood	0.30	$0	$0
Northwest	Riverside	Canyon Crest	Central	Country Club	0.59	$0	$0
Northwest	Riverside	Canyon Crest	Country Club	Via Vista	0.94	$1,284,000	$927,000
Northwest	Riverside	Canyon Crest	Via Vista	Alessandro	0.68	$0	$0
Northwest	Riverside	Canyon Crest	Martin Luther King	Central	0.95	$0	$0
Northwest	Riverside	Central	Chicago	I-215/SR-60	2.15	$0	$0
Northwest	Riverside	Central	SR-91	Magnolia	0.76	$1,363,000	$1,363,000
Northwest	Riverside	Central	Alessandro	SR-91	2.05	$0	$0
Northwest	Riverside	Central	Van Buren	Magnolia	3.53	$0	$0
Northwest	Riverside	Chicago	Alessandro	Spruce	3.42	$0	$0
Northwest	Riverside	Chicago	Spruce	Columbia	0.75	$13,195,000	$13,195,000
Northwest	Riverside	Columbia	Main	Iowa	1.09	$14,044,000	$14,044,000
Northwest	Riverside	Iowa	Center	3rd	2.25	$13,254,000	$13,254,000
Northwest	Riverside	Iowa	3rd	University	0.51	$0	$0
Northwest	Riverside	JFK	Trautwein	Wood	0.48	$0	$0
Northwest	Riverside	La Sierra	Arlington	SR-91	3.56	$0	$0
Northwest	Riverside	La Sierra	SR-91	Indiana	0.19	$0	$0
Northwest	Riverside	La Sierra	Indiana	Victoria	0.78	$0	$0
Northwest	Riverside	Lemon (NB One way)	Mission Inn	University	0.08	$0	$0
Northwest	Riverside	Lincoln	Adams	Washington	1.55	$0	$0
Northwest	Riverside	Lincoln	Van Buren	Adams	1.54	$0	$0
Northwest	Riverside	Lincoln	Washington	Victoria	1.43	$2,567,000	$2,567,000
Northwest	Riverside	Lincoln	Victoria	Arlington	0.28	$0	$0
Northwest	Riverside	Madison	SR-91	Victoria	0.86	$6,148,000	$6,148,000
Northwest	Riverside	Magnolia	BNSF RR	La Sierra	3.09	$6,148,000	$6,148,000
Northwest	Riverside	Magnolia	La Sierra	Harrison	2.70	$0	$0
Northwest	Riverside	Magnolia	Harrison	14th	5.98	$6,148,000	$6,148,000
Northwest	Riverside	Main	1st	San Bernardino County	2.19	$0	$0
Northwest	Riverside	Market	14th	Santa Ana River	2.03	$0	$0
Northwest	Riverside	Martin Luther King	14th	I-215/SR-60	2.11	$3,788,000	$3,447,000
Northwest	Riverside	Mission Inn	Redwood	Lemon	0.79	$0	$0
Northwest	Riverside	Overlook	Sandtrack	Alessandro	0.32	$0	$0
Northwest	Riverside	Overlook	Washington	Bodewin/Via Montecito	0.56	$0	$0
Northwest	Riverside	Overlook	Bodewin/Via Montecito	Crystal View	0.81	$1,606,000	$1,606,000
Northwest	Riverside	Overlook	Crystal View	Via Vista	0.55	$6,361,000	$6,361,000
Northwest	Riverside	Overlook	Via Vista	Sandtrack	0.63	$1,252,000	$1,252,000
Northwest	Riverside	Redwood (SB One way)	Mission Inn	University	0.08	$0	$0
Northwest	Riverside	Trautwein	Alessandro	Van Buren	2.19	$0	$0
Northwest	Riverside	Tyler	SR-91	Magnolia	0.43	$16,153,000	$16,153,000
Northwest	Riverside	Tyler	Magnolia	Hole	0.27	$0	$0
Northwest	Riverside	Tyler	Hole	Wells	1.06	$0	$0
Northwest	Riverside	Tyler	Wells	Arlington	1.35	$2,424,000	$2,424,000
Northwest	Riverside	University	Redwood	SR-91	0.86	$0	$0
Northwest	Riverside	University	SR-91	I-215/SR-60	2.01	$0	$0
Northwest	Riverside	Victoria	Madison	Washington	0.52	$0	$0
Northwest	Riverside	Washington	Victoria	Hermosa	2.05	$3,686,000	$3,686,000
Northwest	Riverside	Wood	JFK	Van Buren	0.70	$410,000	$410,000
Northwest	Riverside	Wood	Van Buren	Bergamont	0.11	$0	$0
Northwest	Riverside	Wood	Bergamont	Krameria	0.39	$184,000	$184,000
Northwest	Unincorporated	Archibald	San Bernardino County	River	3.63	$6,628,000	$5,617,000
Northwest	Unincorporated	Armstrong	San Bernardino County	Valley	1.53	$687,000	$583,000
Northwest	Unincorporated	Bellgrave	Cantu-Galleano Ranch	Van Buren	0.29	$337,000	$304,000
Northwest	Unincorporated	Cantu-Galleano Ranch	Hamner	Wineville	0.94	$0	$0
Northwest	Unincorporated	Cantu-Galleano Ranch	Wineville	Bellgrave	1.82	$3,411,000	$3,411,000
Northwest	Unincorporated	Dos Lagos (Weirick)	Temescal Canyon	I-15	0.21	$0	$0
Northwest	Unincorporated	El Cerrito	I-15	Ontario	0.56	$651,000	$651,000
Northwest	Unincorporated	Etiwanda	San Bernardino County	SR-60	1.00	$0	$0
Northwest	Unincorporated	Etiwanda	SR-60	Limonite	3.00	$0	$0

Table A1-2.1 - TUMF Network Cost Estimates – 50% ADJUSTED (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	ADJUSTED COST	ADJ MAX TUMF SHARE
Northwest	Unincorporated	Hamner	Bellgrave	Amberhill	0.42	$486,000	$486,000
Northwest	Unincorporated	Hamner	Amberhill	Limonite	0.49	$1,151,000	$925,000
Northwest	Unincorporated	Hamner	Limonite	Schleisman	1.00	$1,168,000	$1,168,000
Northwest	Unincorporated	Hamner	Schleisman	Santa Anna River	1.29	$13,036,000	$12,850,000
Northwest	Unincorporated	Hamner	Mission	Bellgrave	1.11	$1,299,000	$1,278,000
Northwest	Unincorporated	Harley John	Washington	Scottsdale	0.12	$0	$0
Northwest	Unincorporated	Harley John	Scottsdale	Cajalco	1.19	$1,392,000	$1,392,000
Northwest	Unincorporated	La Sierra	Victoria	El Sobrante	2.22	$0	$0
Northwest	Unincorporated	La Sierra	El Sobrante	Cajalco	2.36	$0	$0
Northwest	Unincorporated	Limonite	Archibald	Hamner	1.99	$2,337,000	$2,187,000
Northwest	Unincorporated	Limonite	Hamner	I-15	0.62	$8,617,000	$8,376,000
Northwest	Unincorporated	Limonite	I-15	Wineville	0.40	$0	$0
Northwest	Unincorporated	Limonite	Wineville	Etiwanda	0.99	$0	$0
Northwest	Unincorporated	Limonite	Etiwanda	Van Buren	2.72	$6,370,000	$4,651,000
Northwest	Unincorporated	Limonite	Van Buren	Clay	0.79	$930,000	$930,000
Northwest	Unincorporated	Limonite	Clay	Riverview	2.45	$0	$0
Northwest	Unincorporated	Market	Rubidoux	Santa Ana River	1.74	$6,221,000	$5,878,000
Northwest	Unincorporated	Mission	Milliken	SR-60	1.61	$0	$0
Northwest	Unincorporated	Mission	SR-60	Santa Ana River	7.39	$0	$0
Northwest	Unincorporated	Mockingbird Canyon	Van Buren	Cajalco	4.34	$5,916,000	$5,788,000
Northwest	Unincorporated	Riverview	Limonite	Mission	0.95	$0	$0
Northwest	Unincorporated	Rubidoux	San Bernardino County	Mission	2.65	$7,896,000	$7,896,000
Northwest	Unincorporated	Temescal Canyon	Ontario	Tuscany	0.65	$707,000	$707,000
Northwest	Unincorporated	Temescal Canyon	Tuscany	Dos Lagos	0.91	$0	$0
Northwest	Unincorporated	Temescal Canyon	Dos Lagos	Leroy	1.10	$1,506,000	$1,506,000
Northwest	Unincorporated	Temescal Canyon	Leroy	Dawson Canyon	1.89	$2,573,000	$2,573,000
Northwest	Unincorporated	Temescal Canyon	Dawson Canyon	I-15	0.28	$7,896,000	$7,896,000
Northwest	Unincorporated	Temescal Canyon	I-15	Park Canyon	3.41	$5,309,000	$5,309,000
Northwest	Unincorporated	Temescal Canyon	Park Canyon	Indian Truck Trail	2.55	$3,475,000	$3,475,000
Northwest	Unincorporated	Valley	Armstrong	Mission	0.48	$0	$0
Northwest	Unincorporated	Washington	Hermosa	Harley John	3.96	$4,641,000	$4,641,000
Northwest	Unincorporated	Wood	Krameria	Cajalco	2.99	$3,499,000	$3,499,000
Pass	Banning	8th	Wilson	I-10	0.54	$0	$0
Pass	Banning	Highland Springs	Oak Valley (14th)	Wilson (8th)	0.73	$1,316,000	$658,000
Pass	Banning	Highland Springs	Cherry Valley	Oak Valley (14th)	1.53	$2,752,000	$1,376,000
Pass	Banning	I-10 Bypass South	I-10	Apache Trail	3.29	$15,041,000	$15,041,000
Pass	Banning	Lincoln	Sunset	SR-243	2.01	$0	$0
Pass	Banning	Ramsey	I-10	Wilson (8th)	1.70	$0	$0
Pass	Banning	Ramsey	Wilson (8th)	Highland Springs	3.55	$0	$0
Pass	Banning	SR-243	I-10	Wesley	0.62	$0	$0
Pass	Banning	Sun Lakes	Highland Home	Sunset	1.00	$5,258,000	$5,258,000
Pass	Banning	Sun Lakes	Highland Springs	Highland Home	1.33	$0	$0
Pass	Banning	Sunset	Ramsey	Lincoln	0.28	$21,597,000	$21,597,000
Pass	Banning	Wilson (8th)	Highland Home	Wilson (8th)	2.51	$0	$0
Pass	Banning	Wilson (8th)	Highland Springs	Highland Home	1.01	$1,807,000	$1,807,000
Pass	Beaumont	1st	Viele	Pennsylvania	1.28	$2,304,000	$0
Pass	Beaumont	1st	Pennsylvania	Highland Springs	1.10	$0	$0
Pass	Beaumont	6th	I-10	Highland Springs	2.24	$0	$0
Pass	Beaumont	Desert Lawn	Champions	Oak Valley (STC)	0.99	$1,155,000	$0
Pass	Beaumont	Highland Springs	Wilson (8th)	Sun Lakes	0.76	$9,262,000	$8,579,000
Pass	Beaumont	Oak Valley (14th)	Highland Springs	Pennsylvania	1.13	$0	$0
Pass	Beaumont	Oak Valley (14th)	Pennsylvania	Oak View	1.40	$0	$0
Pass	Beaumont	Oak Valley (14th)	Oak View	I-10	0.65	$10,269,000	$0
Pass	Beaumont	Oak Valley (STC)	Beaumont City Limits	Cherry Valley (J St / Central Overl	3.46	$0	$0
Pass	Beaumont	Oak Valley (STC)	Cherry Valley (J St / Central Overl	I-10	1.67	$1,952,000	$0
Pass	Beaumont	Pennsylvania	6th	1st	0.53	$7,896,000	$0
Pass	Beaumont	Viele	4th	1st	0.31	$559,000	$0
Pass	Beaumont	Viele	6th	4th	0.50	$14,100,000	$0
Pass	Calimesa	Bryant	County Line	Singleton	0.38	$0	$0
Pass	Calimesa	Calimesa	County Line	I-10	0.80	$16,153,000	$16,153,000
Pass	Calimesa	Cherry Valley	Roberts	Palmer	0.50	$582,000	$0
Pass	Calimesa	County Line	I-10	Bryant	1.76	$9,476,000	$9,476,000
Pass	Calimesa	Desert Lawn	Cherry Valley	Champions	1.61	$1,882,000	$1,882,000
Pass	Calimesa	Singleton	Bryant	Condit	1.86	$5,081,000	$5,081,000
Pass	Calimesa	Singleton	Condit	Roberts	0.85	$17,679,000	$17,679,000
Pass	Unincorporated	Cherry Valley	Highland Springs	Noble	0.95	$2,231,000	$2,231,000
Pass	Unincorporated	Cherry Valley	Noble	Desert Lawn	3.40	$21,383,000	$21,383,000
Pass	Unincorporated	Live Oak Canyon	Oak Valley (STC)	San Bernardino County	2.81	$0	$0
Pass	Unincorporated	Oak Valley (STC)	San Bernardino County	Beaumont City Limits	5.65	$6,598,000	$6,598,000
San Jacinto	Hemet	Sanderson	Acacia	Menlo	0.98	$0	$0
San Jacinto	Hemet	Sanderson	Domenigoni	Stetson	1.08	$0	$0
San Jacinto	Hemet	Sanderson	RR Crossing	Acacia	0.42	$0	$0
San Jacinto	Hemet	Sanderson	Stetson	RR Crossing	0.58	$0	$0
San Jacinto	Hemet	Sanderson	Menlo	Esplanade	1.00	$1,794,000	$895,000
San Jacinto	Hemet	SR-74	Warren	Cawston	1.02	$0	$0
San Jacinto	Hemet	SR-74 (Florida)	Columbia	Ramona	2.58	$0	$0
San Jacinto	Hemet	SR-74/SR-79 (Florida)	Cawston	Columbia	4.03	$0	$0
San Jacinto	Hemet	State	Domenigoni	Chambers	1.31	$0	$0
San Jacinto	Hemet	State	Chambers	Stetson	0.51	$0	$0
San Jacinto	Hemet	State	Florida	Esplanade	1.74	$0	$0
San Jacinto	Hemet	State	Stetson	Florida	1.25	$3,440,000	$2,469,000
San Jacinto	Hemet	Stetson	Cawston	State	2.52	$0	$0
San Jacinto	Hemet	Stetson	Warren	Cawston	1.00	$1,170,000	$1,170,000
San Jacinto	Hemet	Warren	Esplanade	Domenigoni	4.99	$7,096,000	$6,697,000

Table A1-2.1 - TUMF Network Cost Estimates – 50% ADJUSTED (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	ADJUSTED COST	ADJ MAX TUMF SHARE
San Jacinto	San Jacinto	Esplanade	Ramona	Mountain	0.20	$717,000	$717,000
San Jacinto	San Jacinto	Esplanade	Mountain	State	2.55	$0	$0
San Jacinto	San Jacinto	Esplanade	State	Warren	3.53	$4,138,000	$4,138,000
San Jacinto	San Jacinto	Sanderson	Ramona	Esplanade	3.55	$4,155,000	$2,081,000
San Jacinto	San Jacinto	SR-79 (North Ramona)	State	San Jacinto	1.02	$0	$0
San Jacinto	San Jacinto	SR-79 (San Jacinto)	7th	SR-74	2.25	$0	$0
San Jacinto	San Jacinto	SR-79 (San Jacinto)	North Ramona Blvd	7th	0.25	$443,000	$443,000
San Jacinto	San Jacinto	State	Ramona	Esplanade	1.99	$0	$0
San Jacinto	San Jacinto	State Street	Gilman Springs	Quandt Ranch	0.76	$2,980,000	$2,675,000
San Jacinto	San Jacinto	State Street	Quandt Ranch	Ramona	0.70	$0	$0
San Jacinto	San Jacinto	Warren	Ramona	Esplanade	3.47	$4,066,000	$4,066,000
San Jacinto	Unincorporated	Gilman Springs	Sanderson	State	2.54	$3,399,000	$2,368,000
San Jacinto	Unincorporated	SR-79 (Winchester)	SR-74 (Florida)	Domenigoni	3.23	$0	$0
Southwest	Lake Elsinore	Diamond	Mission	I-15	0.24	$281,000	$268,000
Southwest	Lake Elsinore	Grand	Lincoln	Toft	1.29	$0	$0
Southwest	Lake Elsinore	Grand	Toft	SR-74 (Riverside)	0.86	$603,000	$603,000
Southwest	Lake Elsinore	Lake	I-15	Lincoln	3.10	$11,071,000	$10,291,000
Southwest	Lake Elsinore	Mission	Railroad Canyon	Bundy Canyon	2.39	$0	$0
Southwest	Lake Elsinore	SR-74 (Collier/Riverside)	I-15	Lakeshore	2.10	$7,539,000	$5,823,000
Southwest	Lake Elsinore	SR-74 (Grand)	Riverside	SR-74 (Ortega)	0.64	$2,283,000	$1,968,000
Southwest	Lake Elsinore	SR-74 (Riverside)	Lakeshore	Grand	1.74	$5,605,000	$5,473,000
Southwest	Murrieta	California Oaks	Jefferson	I-15	0.32	$16,722,000	$16,722,000
Southwest	Murrieta	California Oaks	I-15	Clinton Keith	2.26	$0	$0
Southwest	Murrieta	Jefferson	Murrieta Hot Springs	Cherry	2.26	$0	$0
Southwest	Murrieta	Jefferson	Palomar	Nutmeg	1.02	$2,388,000	$2,388,000
Southwest	Murrieta	Jefferson	Nutmeg	Murrieta Hot Springs	2.37	$8,502,000	$8,052,000
Southwest	Murrieta	Los Alamos	Jefferson	I-15	0.38	$2,135,000	$2,135,000
Southwest	Murrieta	Los Alamos	I-15	I-215	1.39	$2,503,000	$2,398,000
Southwest	Murrieta	Murrieta Hot Springs	I-215	Margarita	1.48	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Jefferson	I-215	1.11	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Margarita	SR-79 (Winchester)	1.01	$1,180,000	$723,000
Southwest	Murrieta	Nutmeg	Jefferson	Clinton Keith	1.97	$0	$0
Southwest	Murrieta	Whitewood	Clinton Keith	Los Alamos	2.01	$0	$0
Southwest	Temecula	Jefferson	Cherry	Rancho California	2.29	$0	$0
Southwest	Temecula	Margarita	Murrieta Hot Springs	SR-79 (Temecula)	7.38	$0	$0
Southwest	Temecula	Old Town Front	Rancho California	I-15/SR-79	1.45	$0	$0
Southwest	Temecula	Pechanga	SR-79 (Temecula)	Via Gilberto	1.32	$0	$0
Southwest	Temecula	Pechanga	Via Gilberto	Pechanga Road	1.44	$0	$0
Southwest	Temecula	Rancho California	Jefferson	Margarita	1.89	$9,981,000	$9,192,000
Southwest	Temecula	Rancho California	Margarita	Butterfield Stage	1.96	$5,410,000	$5,410,000
Southwest	Temecula	SR-79 (Temecula)	I-15	Pechanga	0.64	$750,000	$61,000
Southwest	Temecula	SR-79 (Temecula)	Pechanga Road	Butterfield Stage	3.08	$0	$0
Southwest	Wildomar	Baxter	I-15	Palomar	0.37	$8,327,000	$8,327,000
Southwest	Wildomar	Bundy Canyon	Mission	I-15	0.94	$1,679,000	$1,679,000
Southwest	Wildomar	Central	Baxter	Palomar	0.74	$1,320,000	$1,320,000
Southwest	Wildomar	Mission	Bundy Canyon	Palomar	0.84	$0	$0
Southwest	Wildomar	Palomar	Clinton Keith	Jefferson	0.74	$862,000	$862,000
Southwest	Wildomar	Palomar	Mission	Clinton Keith	2.79	$3,266,000	$3,266,000
Southwest	Unincorporated	Briggs	Scott	SR-79 (Winchester)	3.39	$3,973,000	$3,973,000
Southwest	Unincorporated	Butterfield Stage	Murrieta Hot Springs	Rancho California	1.78	$10,294,000	$10,294,000
Southwest	Unincorporated	Butterfield Stage	Rancho California	SR-79 (Temecula)	2.30	$3,132,000	$3,132,000
Southwest	Unincorporated	Butterfield Stage	SR-79 (Winchester)	Auld	2.28	$3,111,000	$3,111,000
Southwest	Unincorporated	Butterfield Stage	Auld	Murrieta Hot Springs	2.23	$9,843,000	$9,843,000
Southwest	Unincorporated	Central	Grand	Palomar	0.51	$916,000	$916,000
Southwest	Unincorporated	Grand	Ortega	Central	6.98	$12,526,000	$12,526,000
Southwest	Unincorporated	Horsethief Canyon	Temescal Canyon	I-15	0.17	$199,000	$199,000
Southwest	Unincorporated	Indian Truck Trail	Temescal Canyon	I-15	0.18	$8,306,000	$8,306,000
Southwest	Unincorporated	Murrieta Hot Springs	SR-79 (Winchester)	Pourroy	1.75	$0	$0
Southwest	Unincorporated	Pala	Pechanga	San Diego County	1.38	$0	$0
Southwest	Unincorporated	Temescal Canyon	Indian Truck Trail	Lake	1.21	$2,062,000	$2,062,000
Subtotal					471.25	$912,160,000	$841,520,000
Totals	**Network**				766.40	$ 1,968,553,000	$ 1,734,059,000
	Transit					$ 83,473,000	$ 30,913,000
	Administration					$ 87,600,000	$ 87,600,000
	MSHCP					$ 31,183,000	$ 29,979,000
	Total					**$ 2,170,809,000**	**$ 1,882,551,000**

Table A1-2.2 - TUMF Schedule of Fees – 50% ADJUSTED

Fee Levels (2009 CCI Adjustment as adopted February 2, 2009)
February 2, 2009 through October 12, 2009

Land Use Type	Units	Fee Per Unit
Single Family Residential	DU	$ 9,812
Multi Family Residential	DU	$ 6,890
Industrial	SF GFA	$ 1.84
Retail	SF GFA	$ 9.99
Service	SF GFA	$ 5.71
Class A & B Office**	SF GFA	$ 2.19

Fee Levels (2009 Nexus Update - 50% ADJUSTED - as adopted October 12, 2009)
October 13, 2009 through December 31, 2010*

Land Use Type	Units	Fee Per Unit
Single Family Residential	DU	$ 4,437
Multi Family Residential	DU	$ 3,115
Industrial	SF GFA	$ 0.86
Retail	SF GFA	$ 5.24
Service	SF GFA	$ 2.10
Class A & B Office**	SF GFA	$ 1.10

Fee Levels (2009 Nexus Update as adopted October 12, 2009)
After December 31, 2010*

Land Use Type	Units	Fee Per Unit
Single Family Residential	DU	$ 8,873
Multi Family Residential	DU	$ 6,231
Industrial	SF GFA	$ 1.73
Retail	SF GFA	$ 10.49
Service	SF GFA	$ 4.19
Class A & B Office**	SF GFA	$ 2.19

Notes:

***** - Actual implementation date and fee levels may be adjusted for in accordance with local TUMF ordinances

****** - Class A & B Office fee after July 1, 2007 to be reviewed based on results of detailed market analysis.

A detailed breakdown of the adjusted maximum TUMF share for projects on the TUMF Network is included as **Appendix A1-C** to this Addendum.

A1-2.2 TUMF Program Revenue Shortfall

Since the transportation impact of any new development remains constant as determined in the TUMF Nexus Study, the 50% reduction in fees means that the development is no longer contributing a fair share of the cost to mitigate its impacts. This effectively means that the TUMF Program is no longer able to collect sufficient revenues from new development to mitigate these impacts.

Section 66001 (d) (3) of the California Government Code requires a local authority that imposes an impact fee program to "identify (on at least a five yearly basis) all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a)" which refers to the "public facilities for which the fee is charged". Because the 50% reduction in the TUMF effectively forfeits a substantial portion of the funding that would be necessary to complete the facilities identified in the Nexus Study, it is necessary for the revenue shortfall to be made up from other sources. In accordance with the provision of the Mitigation Fee Act, it is necessary for WRCOG to identify the specific sources of revenue to be used for this purpose.

The Nexus Study for the TUMF Program is intended to establish the full funding fair share to complete facility improvements that are needed to mitigate the impacts of new development. However, as described in the TUMF Administrative Plan, the TUMF "Program is not designed to be the only source of revenue to construct the identified facilities, and it will be necessary for matching funds from a variety of available sources to be provided." As a result of the TUMF Ordinance exemption of Government and Public Sector land uses and certain other land use types, the phased implementation of other Non-Residential land uses, and statutory provisions for vesting rights, the TUMF program inherently includes a funding shortfall.

Based on the estimated fair share established in the TUMF Nexus Study completed for the 2009 Program Update, approximately 9% of the TUMF mitigation need can be attributed to the impact of Government and Public Sector land uses that are exempt by Ordinance from paying the fee. Furthermore, the 10-Year Strategic Plan previously estimated that approximately 2% of the estimated TUMF revenues will not be captured as a result of the original multi-year phase-in of TUMF for non-residential land uses, while an additional 5% will not be captured as a result of pre-existing local agency developer agreements and project vesting. Combined, these exemptions and waivers create an overall program shortfall of approximately 16% which equates to approximately $602 million based on the Nexus Study completed for the 2009 Program Update, or approximately $21.5 million on a prorated annualized basis.

In the past, the TUMF program has addressed the inherent program revenue shortfall that results from TUMF Ordinance exemptions and other statutory limitations through encouraging sponsoring agencies and private developers to voluntarily provide alternate revenue match (either as cash, in-lieu contributions or exactions). This voluntary use of alternate funding match is formalized in the 10-Year Strategic Plan as a criterion for ranking and prioritizing projects during programming. Typically this voluntary match has resulted in the Program meeting the inherent revenue shortfall of

approximately 15% to 20%. The temporary fee reduction will substantially increase the amount of the TUMF revenue shortfall that will be created during the period the reduction is in effect.

The temporary fee reduction will effectively reduce the fee revenue generated by a further 42% (50% of the 84% of revenues that would be otherwise generated based on the pre-existing TUMF Ordinance and statutory limitations). This would equate to a total of approximately $2.2 billion in revenues being forfeited over the life of the Program based on the Nexus Study completed for the 2009 Program Update, or approximately $78 million on a prorated annualized basis. Since the actual rate of development in Western Riverside County in recent years has been substantially below the historical average, it is likely the actual revenue shortfall observed during the fee reduction period would be less than the prorated annualized estimate. However, on a percentage basis, the revenue forfeited remains effectively consistent regardless of the rate of development, ands since the level of impact (and the resultant cost to mitigate the impact) is directly proportional to the rate of development, the funding shortfall will remain approximately 58% of the fair share cost of mitigation that is attributable to the new development that occurs during the fee reduction period. In other words, only 42% of the fair share cost to mitigate the impacts of new development will actually be collected during the reduced fee period.

Consistent with the narrative described in the TUMF Administrative Plan, the local sponsoring agencies and private developers have a responsibility to seek alternative funding sources to meet the TUMF program funding shortfall. Alternate match to meet the TUMF funding shortfall could include the utilization of traditional transportation funding sources (such as STP, CMAQ, Measure A and other discretionary federal, state or local transportation funds) and in-kind services (such as local agency planning, engineering or right of way acquisition, or right of way and roadway facility dedications by private developers). The importance of local agencies and private developers seeking alternative funding sources to meet the program funding shortfall is further emphasized by the significant increase in the proportional share of the funding shortfall that will be created by each new development that does not contribute a fair share toward the cost to mitigate transportation impacts during the reduced fee period.

As described previously, it is estimated that the funding shortfall during the fee reduction period will be 58% of the fair share cost of mitigation that is attributable to the new development that occurs, based on the TUMF Nexus Study completed for the 2009 Program Update. Historically, sponsoring agencies and private developers have not demonstrated an ability to voluntarily provide such a substantial funding match and therefore additional measures will be required to ensure the Program funding shortfall can be adequately met. To ensure the funding shortfall is adequately addressed in accordance with the provision of the Mitigation Fee Act, a mandatory alternate match requirement may need to be established as part of the programming and implementation of all TUMF project, including projects sponsored by public agencies and those completed by private developers.

A1-3.0 APPENDICES

Appendix A1-A Riverside County Board of Supervisors July 21, 2009 Action
Appendix A1-B Riverside Economic Development Red Team Letter, August 24, 2009
Appendix A1-C TUMF Network Detailed Cost Estimate - 50% ADJUSTED

Appendix A1-A Riverside County Board of Supervisors July 21, 2009 Action

505

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FROM: Transportation and Land Management Agency (TLMA)

SUBMITTAL DATE: July 2, 2009

SUBJECT: Temporary Reduction of Development Impact Fees (DIF).

RECOMMENDED MOTION: That the Board of Supervisors:

1. Re-introduce and adopt, on successive weeks, Ordinance No. 659.8, an Ordinance of the County of Riverside Amending Ordinance No. 659; and
2. Find the adoption of Ordinance No. 659.8 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty there is no possibility the ordinance may have a significant effect on the environment; and
3. Adopt Resolution No. 2009-236, a Resolution of the Riverside County Board of Supervisors encouraging the Western Riverside Council of Governments (WRCOG) to implement the Red Team recommendations for a Transportation Uniform Mitigation Fee (TUMF) Reduction; and
4. Direct TLMA and the Executive Office to report to the Board bi-annually on the temporary DIF reduction; and
5. Direct the Executive Office to work with the appropriate County Departments to establish a procedure to offset the loss of Development Impact Fee revenues.

CONTINUED ON PAGE 2

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 7-6-09
SYNTHIA M GUNZEL DATE

George Johnson, Director
Transportation and Land Management Agency

FINANCIAL DATA				
Current F.Y. Total Cost:	$ Unknown	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	$ N/A	Budget Adjustment:	N/A
Annual Net County Cost:	$ N/A	For Fiscal Year:	2009/10

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE

BY Tina Grande

County Executive Office Signature

Policy ☒ Consent ☐ Dep't Recomm.

Policy ☐ Consent ☐ Per Exec. Ofc.

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Wilson and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 659.8 is approved as re-introduced with waiver of the reading.

Ayes: Buster, Tavaglione, Stone, Wilson and Ashley
Nays: None
Absent: None
Date: July 14, 2009
xc: TLMA, E.O., WRCOG, COB(2)

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

Prev. Agn. Ref.: 3.85 - June 30, 2009 | **District:** All | **Agenda Number:** 3.80

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

BACKGROUND: At the June 30, 2009, Board of Supervisors meeting, the Board expressed a desire to increase the amount of the temporary fee reduction from 30% to 50%, but to limit the reduction to a one-year time period. Staff has revised the proposed ordinance amendment to show a 50% temporary reduction in fees for a period of one year. The Board reiterated its desire to have TLMA present bi-annual reports on the status of the temporary DIF reduction and make recommendations for program changes if appropriate.

An additional recommended motion is included in this Form 11 to address the Board of Supervisors' desire to look for ways to offset any potential loss of DIF revenues. The Executive Office would work with other appropriate county departments, including the Auditor-Controller, to establish a mechanism or procedure that would identify funding from other sources for infrastructure projects to offset the loss of DIF revenues.

GJ:GN:kh

ORDINANCE NO. 659.8

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 659
AND CHAPTER 4.60 OF THE RIVERSIDE COUNTY CODE
ESTABLISHING DEVELOPMENT IMPACT FEES

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. The title of Ordinance No. 659 is amended to read as follows:

"ORDINANCE NO. 659

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

ESTABLISHING A DEVELOPMENT IMPACT FEE PROGRAM"

Section 2. A new Section 15. is added to Ordinance No. 659 to read as follows:

"**Section 15. TEMPORARY REDUCTION OF FEES.** Pursuant to the fee adjustment authority set forth in Section 14. of this ordinance and notwithstanding Section 7. or any other provision of this ordinance, the DIF amounts in effect on the effective date of Ordinance No. 659.8 shall be temporarily reduced by fifty percent (50%) for the period commencing on August 20, 2009 and ending on August 20, 2010.

a. Application. The temporary fee reduction described in this section shall not apply to or affect fees owed under any development agreement or other contractual arrangement in effect on or before the effective date of Ordinance No. 659.8. If reduced fees are paid at the time application is made for a building permit and either the application or the building permit issued on the application expires, subsequent building permit applications on the same parcel shall be subject to the full DIF amount, unless the temporary fee reduction is still in effect at the time of the subsequent application.

b. Effect. No provision of this section shall entitle any person who has already paid Development Impact Fees to receive a refund, credit or reimbursement of such payment. This ordinance does not create any new Development Impact Fees or increase the amount of any existing Development Impact Fees. This ordinance only effects a temporary change in the County's existing Development Impact Fees.

c. Expiration. As of August 20, 2010, this section is repealed without further action by the Board of Supervisors, unless the Board of Supervisors repeals or modifies this section prior to that date. The repeal of this section shall not affect the validity of actions taken or Development Impact Fees paid under the authority of this section."

Section 3. Existing Sections 15. through 22. of Ordinance No. 659 are renumbered Sections 16. through 23. respectively.

Section 4. Existing Section 17. of Ordinance No. 659 is amended to read as follows:

"**Section 18. CREDITS.** If an owner or developer of real property dedicates land or constructs facilities identified in the Public Facilities Needs List, the County may grant the owner or developer a Credit in one or more of the Fee Components described in this ordinance against the Development Impact Fees required. No Credit shall be granted for the cost of improvements not defined herein as "Facilities." An owner or developer may request a Credit from the Transportation and Land Management Agency at the time of development approval. A Credit granted at the time of development approval shall be included as a condition of that approval. After development approval, but before the issuance

of a building permit, an owner or developer may request a Credit from the Executive Office. If the Transportation and Land Management Agency or the Executive Office determines that a Credit is appropriate, the owner or developer shall enter into a Credit Agreement which shall be approved by the Board of Supervisors. The Credit amount shall be initially calculated by estimating the fair market value of the land dedicated or by estimating the cost of constructing Facilities. The County shall subsequently review and determine the actual value of the land dedicated and the actual construction costs allowable. Any Credit granted shall not exceed the allocated cost for the Facilities. Any Credit granted shall be given in stated dollar amounts only."

Section 5. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By:_____
Chairman

ATTEST:

CLERK OF THE BOARD:

By:_____
Deputy

(SEAL)

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 7-6-09
SYNTHIA M. GUNZEL DATE

RESOLUTION NO. 2009-236

ENCOURAGING THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS (WRCOG) TO IMPLEMENT THE RED TEAM RECOMMENDATIONS FOR A TUMF REDUCTION

WHEREAS, the County of Riverside is a member of the Red Team comprised of public and private sector representatives which was formed to identify and address the housing issues existing in the region; and

WHEREAS, the County of Riverside is experiencing unprecedented declines in housing prices, new home sales and new home construction; and

WHEREAS, this decline has delayed planned residential projects and planned commercial and industrial projects which provide local jobs and tax revenues, support balanced growth and help fund public safety and other services that enhance quality of life; and

WHEREAS, according to the U.S. Department of Labor, the County of Riverside is experiencing double digit unemployment rates and for the month of May had an unemployment rate of 13.1% which was higher than the state's unemployment rate of 11.5%; and

WHEREAS, these higher unemployment rates further erode the economic recovery of the region; and

WHEREAS, Economist John Husing, Ph.D. has extensively studied the city and county economies of Southern California and particularly the Inland Empire; and

WHEREAS, Dr. Husing participated in the Red Team and was commissioned by the private sector to develop a strategy for dealing with the major economic issues facing the region today; and

WHEREAS, Dr. Husing prepared a report dated May 11, 2009 that recommends jurisdictions reduce fees in order to stimulate the economy and promote housing starts and job growth; and

WHEREAS, the Red Team concurs with the report and recommendation; and

WHEREAS, the County of Riverside has temporarily reduced its development impact fees and implemented several economic stimulus measures to promote job and economic growth such as public works projects, summer jobs programs and first time homebuyer incentives; and

WHEREAS, several cities and school districts have also reduced development fees and implemented local economic recovery strategies; and

WHEREAS, the Western Regional Council of Governments (WRCOG) developed and administers Western Riverside County's Transportation Uniform Mitigation Fee Program (TUMF) and manages the implementation of the regional arterial road network; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on July 14, 2009, that it hereby requests the Executive Committee of WRCOG reduce TUMF Program fees as outlined in Dr. Husing's May 11, 2009 report.

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 7-6-09
SYNTHIA M. GUNZEL DATE

Appendix A1-B Riverside Economic Development Red Team Letter, August 24, 2009

August 24, 2009

Mr. Rick Bishop
Executive Director
Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor
Riverside, CA 92501

Dear Mr. Bishop:

Last year at this time, business, community and government leaders from Western Riverside County gathered to discuss the worsening economy. Our region was battered by foreclosures, job losses and declining local government revenues. But instead of just waiting and hoping for an economic rebound, we formed the Riverside Economic Development RED TEAM to identify actions that could be taken to spur recovery in the housing sector and protect our quality of life.

The RED TEAM, working with one of the Inland Empire's most respected economists, Dr. John Husing, and the Western Riverside Council of Governments, examined the situation and recommended three goals critical to a recovery:

- Defend communities from the impact of having large numbers of dilapidated or rental properties injected into single family detached neighborhoods.

- Cut off the growing supply of foreclosed homes, so prices can stabilize and the market can return to responding to traditional supply and demand forces.

- Reduce the cost of building new homes so that the new home building industry can put people back to work. Until it does, the serious recession will continue.

We're pleased to report that since the RED TEAM adopted its final recommendations in 2009, progress has been made. Public-private partnerships are investing to purchase, refurbish and sell foreclosed properties to homebuyers. Some lenders are working to try and help residents prevent foreclosure. And many local governments have acted to create jobs and jump-start the economy by deferring and/or reducing construction fees.

Clearly, the RED TEAM has made a difference and it is the direct result of the work of so many dedicated community leaders. But our letter is not simply recognition of progress to date. Now, more than ever, we must stay focused and committed to our respective communities. State budget uncertainty means that we must fight to protect our region. We must stay focused on the three RED TEAM goals and work to make them reality.

Thank you for all that you do to make Riverside County and its cities a better place.

Sincerely,

Ronald O. Loveridge
Mayor
City of Riverside

John Tavaglione
Supervisor, District 2
Riverside County

Appendix A1-C TUMF Network Detailed Cost Estimate - 50% ADJUSTED

EXHIBIT A1-C.1 TUMF Network Detailed Cost Estimate - 50% ADJUSTED

(RCTC Priority Corridors in Bold)

AREA	PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	EXISTINGLN	FUTURELN	INCREASELN	% COMPLETE	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	PLNG	ENG	CONTIG	ADJUSTED COST	ADJ MAX TUMF SHA
Central		Menifee	Ethanac	Goetz	Murrieta	0.99	2	4	2	0%	1	2	0	0	0	$620,000	$792,000	$0	$0	$0	$62,000	$155,000	$141,000	$1,770,000	$1,770,000
Central		Menifee	Ethanac	Murrieta	I-215	0.90	2	4	2	0%	1	2	3	0	0	$565,000	$722,000	$5,445,000	$0	$0	$601,000	$1,503,000	$673,000	$9,509,000	$9,509,000
Central		Menifee	Goetz	Case	Ethanac	2.00	2	4	2	0%	1	3	0	400	0	$1,254,000	$473,000	$0	$1,152,000	$0	$241,000	$602,000	$288,000	$4,010,000	$3,534,000
Central		Menifee	Menifee	SR-74 (Pinacate)	Simpson	2.49	2	4	2	0%	1	3	0	200	0	$1,563,000	$590,000	$0	$576,000	$0	$214,000	$535,000	$273,000	$3,751,000	$3,751,000
Central		Menifee	Menifee	Holland	Garbani	1.03	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Menifee	Menifee	Garbani	Scott	1.00	2	4	2	0%	1	3	0	0	0	$627,000	$237,000	$0	$0	$0	$63,000	$157,000	$86,000	$1,170,000	$1,170,000
Central		Menifee	Menifee	Simpson	Aldergate	0.64	0	4	4	0%	1	3	0	0	0	$804,000	$303,000	$0	$0	$0	$80,000	$201,000	$111,000	$1,499,000	$1,499,000
Central		Menifee	Menifee	Aldergate	Newport	0.98	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Menifee	Menifee	Newport	Holland	1.07	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		**Menifee**	**Newport**	**Goetz**	**Murrieta**	**1.81**	**0**	**6**	**6**	**80%**	**1**	**3**	**0**	**0**	**0**	**$682,000**	**$258,000**	**$0**	**$0**	**$0**	**$68,000**	**$171,000**	**$94,000**	**$1,273,000**	**$1,273,000**
Central		**Menifee**	**Newport**	**Murrieta**	**I-215**	**2.05**	**4**	**6**	**2**	**0%**	**1**	**3**	**2**	**0**	**0**	**$1,286,000**	**$485,000**	**$11,140,000**	**$0**	**$0**	**$1,243,000**	**$3,107,000**	**$1,291,000**	**$18,552,000**	**$18,552,000**
																$0	**$0**	**$9,055,000**	**$0**	**$0**	**$906,000**	**$2,264,000**	**$906,000**	**$13,130,000**	**$13,130,000**
Central		**Menifee**	**Newport**	**I-215**	**Menifee**	**0.95**	**4**	**6**	**2**	**0%**	**1**	**3**	**0**	**0**	**0**	**$595,000**	**$224,000**	**$0**	**$0**	**$0**	**$60,000**	**$149,000**	**$82,000**	**$1,110,000**	**$1,086,000**
Central		**Menifee**	**Scott**	**I-215**	**Briggs**	**2.04**	**2**	**6**	**4**	**0%**	**1**	**3**	**2**	**0**	**0**	**$2,564,000**	**$968,000**	**$11,140,000**	**$0**	**$0**	**$1,370,000**	**$3,426,000**	**$1,467,000**	**$20,935,000**	**$20,266,000**
Central		Menifee	Scott	Murrieta	I-215	1.94	2	6	4	0%	1	3	0	0	0	$2,441,000	$921,000	$0	$0	$0	$244,000	$610,000	$336,000	$4,552,000	$4,552,000
Central		Menifee	SR-74	Matthews	Briggs	1.89	4	6	2	0%	1	3	0	0	0	$1,189,000	$449,000	$0	$0	$0	$119,000	$297,000	$164,000	$2,218,000	$2,218,000
Central		Moreno Valley	Alessandro	I-215	Perris	3.71	4	6	2	60%	1	2	0	0	0	$931,000	$1,191,000	$0	$0	$0	$93,000	$233,000	$212,000	$2,660,000	$2,660,000
Central		Moreno Valley	Alessandro	Perris	Nason	2.00	2	6	4	15%	1	2	0	0	0	$2,135,000	$2,730,000	$0	$0	$0	$214,000	$534,000	$487,000	$6,100,000	$6,100,000
Central		Moreno Valley	Alessandro	Nason	Moreno Beach	0.99	2	4	2	0%	1	2	0	0	0	$622,000	$796,000	$0	$0	$0	$62,000	$156,000	$142,000	$1,778,000	$1,778,000
Central		Moreno Valley	Alessandro	Moreno Beach	Gilman Springs	4.13	2	4	2	0%	1	3	0	0	0	$2,595,000	$979,000	$0	$0	$0	$260,000	$649,000	$357,000	$4,840,000	$4,840,000
Central		Moreno Valley	Gilman Springs	SR-60	Alessandro	1.67	2	4	2	0%	1	3	3	0	0	$1,050,000	$396,000	$5,445,000	$0	$0	$650,000	$1,624,000	$689,000	$9,854,000	$9,604,000
Central		Moreno Valley	Perris	Reche Vista	Ironwood	2.20	2	4	2	10%	1	2	0	0	0	$1,243,000	$1,589,000	$0	$0	$0	$124,000	$311,000	$283,000	$3,550,000	$3,550,000
Central		Moreno Valley	Perris	Ironwood	Sunnymead	0.52	4	6	2	80%	1	2	3	0	0	$65,000	$83,000	$5,445,000	$0	$0	$551,000	$1,378,000	$559,000	$8,081,000	$8,081,000
Central		Moreno Valley	Perris	Sunnymead	Cactus	2.00	4	6	2	80%	1	2	0	0	0	$251,000	$321,000	$0	$0	$0	$25,000	$63,000	$57,000	$717,000	$683,000
Central		Moreno Valley	Perris	Cactus	Harley Knox	3.50	2	6	4	25%	1	2	0	0	0	$3,300,000	$4,220,000	$0	$0	$0	$330,000	$825,000	$752,000	$9,427,000	$6,975,000
Central		**Moreno Valley**	**Reche Vista**	**Reche Canyon**	**Heacock**	**1.66**	**2**	**4**	**2**	**0%**	**2**	**2**	**0**	**0**	**0**	**$1,265,000**	**$1,335,000**	**$0**	**$0**	**$0**	**$127,000**	**$316,000**	**$260,000**	**$3,303,000**	**$2,548,000**
Central		Perris	11th/Case	Perris	Goetz	0.30	2	4	2	0%	1	2	0	0	0	$189,000	$241,000	$0	$0	$0	$19,000	$47,000	$43,000	$539,000	$539,000
Central		Perris	Ethanac	Keystone	Goetz	2.24	0	4	4	34%	1	3	0	400	0	$1,857,000	$701,000	$0	$2,304,000	$0	$416,000	$1,040,000	$486,000	$6,804,000	$6,804,000
Central		Perris	Ethanac	I-215	Sherman	0.35	2	4	2	0%	1	2	0	0	0	$219,000	$280,000	$0	$0	$0	$22,000	$55,000	$50,000	$626,000	$626,000
Central		**Perris**	**Mid-County**	**I-215**	**Rider**	**4.55**	**0**	**2**	**2**	**0%**	**1**	**2**	**1**	**300**	**0**	**$2,859,000**	**$3,655,000**	**$21,890,000**	**$864,000**	**$0**	**$2,561,000**	**$6,403,000**	**$2,927,000**	**$41,159,000**	**$41,159,000**
Central		Perris	Perris	Harley Knox	Ramona	1.00	2	6	4	0%	1	3	0	0	0	$1,251,000	$472,000	$0	$0	$0	$125,000	$313,000	$172,000	$2,333,000	$1,696,000
Central		Perris	Perris	Ramona	Citrus	2.49	4	6	2	0%	1	3	0	0	0	$1,566,000	$591,000	$0	$0	$0	$157,000	$392,000	$216,000	$2,922,000	$2,917,000
Central		Perris	Perris	Citrus	Nuevo	0.50	6	6	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Perris	Nuevo	11th	1.75	2	4	2	0%	1	2	0	300	0	$1,097,000	$1,403,000	$0	$864,000	$0	$196,000	$490,000	$336,000	$4,386,000	$3,010,000
Central		**Perris**	**Ramona**	**I-215**	**Perris**	**1.47**	**4**	**6**	**2**	**0%**	**1**	**2**	**2**	**0**	**0**	**$922,000**	**$1,179,000**	**$11,140,000**	**$0**	**$0**	**$1,206,000**	**$3,016,000**	**$1,324,000**	**$18,787,000**	**$18,754,000**
Central		**Perris**	**Ramona**	**Perris**	**Evans**	**1.00**	**4**	**6**	**2**	**0%**	**1**	**2**	**0**	**300**	**0**	**$625,000**	**$800,000**	**$0**	**$864,000**	**$0**	**$149,000**	**$372,000**	**$229,000**	**$3,039,000**	**$3,039,000**
Central		**Perris**	**Ramona**	**Evans**	**Rider**	**2.09**	**4**	**6**	**2**	**0%**	**1**	**2**	**0**	**0**	**0**	**$1,311,000**	**$1,677,000**	**$0**	**$0**	**$0**	**$131,000**	**$328,000**	**$299,000**	**$3,746,000**	**$3,746,000**
Central		Perris	SR-74 (4th)	Ellis	I-215	2.29	4	4	0	0%	1	2	2	0	0	$0	$0	$11,140,000	$0	$0	$1,114,000	$2,785,000	$1,114,000	$16,153,000	$16,153,000
Central		Unincorporated	Ethanac	SR-74	Keystone	1.07	0	4	4	0%	1	3	0	0	0	$1,344,000	$507,000	$0	$0	$0	$134,000	$336,000	$185,000	$2,506,000	$2,506,000
Central		Unincorporated	Ethanac	Sherman	Matthews	0.61	2	4	2	0%	1	3	0	0	1	$385,000	$145,000	$0	$0	$9,100,000	$949,000	$2,371,000	$963,000	$13,913,000	$13,913,000
Central		Unincorporated	Gilman Springs	Alessandro	Bridge	4.98	2	4	2	0%	2	3	0	0	0	$3,787,000	$1,179,000	$0	$0	$0	$379,000	$947,000	$497,000	$6,789,000	$5,020,000
Central		Unincorporated	Menifee	Ramona	SR-74 (Pinacate)	6.52	2	4	2	0%	1	3	0	0	0	$4,095,000	$1,545,000	$0	$0	$0	$410,000	$1,024,000	$564,000	$7,638,000	$7,638,000
Central		**Unincorporated**	**Mid-County**	**Rider**	**Bridge**	**6.92**	**0**	**2**	**2**	**0%**	**1**	**3**	**0**	**600**	**0**	**$4,348,000**	**$1,641,000**	**$0**	**$1,728,000**	**$0**	**$408,000**	**$1,519,000**	**$772,000**	**$10,616,000**	**$10,616,000**
Central		**Unincorporated**	**Ramona**	**Rider**	**Pico**	**0.97**	**4**	**6**	**2**	**0%**	**1**	**3**	**0**	**0**	**0**	**$609,000**	**$230,000**	**$0**	**$0**	**$0**	**$61,000**	**$152,000**	**$84,000**	**$1,136,000**	**$1,136,000**
Central		**Unincorporated**	**Ramona**	**Pico**	**Bridge**	**5.95**	**2**	**6**	**4**	**0%**	**1**	**3**	**0**	**1,300**	**0**	**$7,477,000**	**$2,822,000**	**$0**	**$7,488,000**	**$0**	**$1,497,000**	**$3,741,000**	**$1,779,000**	**$24,804,000**	**$23,851,000**
Central		**Unincorporated**	**Reche Canyon**	**San Bernardino County**	**Reche Vista**	**3.35**	**0**	**4**	**4**	**0%**	**3**	**3**	**0**	**0**	**0**	**$5,999,000**	**$1,588,000**	**$0**	**$0**	**$0**	**$600,000**	**$1,500,000**	**$759,000**	**$10,446,000**	**$8,771,000**
Central		**Unicorporated**	**Scott**	**Briggs**	**SR-79 (Winchester)**	**3.04**	**2**	**6**	**4**	**0%**	**1**	**3**	**0**	**0**	**0**	**$3,818,000**	**$1,441,000**	**$0**	**$0**	**$0**	**$382,000**	**$955,000**	**$526,000**	**$7,122,000**	**$7,122,000**
Central		Unincorporated	SR-74	Ethanac	Ellis	2.68	4	4	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Foothill	Paseo Grande	Lincoln	2.60	0	4	4	0%	3	3	0	300	0	$4,654,000	$1,232,000	$0	$1,728,000	$0	$638,000	$1,596,000	$761,000	$10,609,000	-$17,420,000
Northwest		Corona	Foothill	Lincoln	California	2.81	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Foothill	California	I-15	0.89	2	4	2	0%	1	2	0	0	0	$558,000	$713,000	$0	$0	$0	$56,000	$140,000	$127,000	$1,594,000	$1,594,000
Northwest		**Corona**	**Green River**	**SR-91**	**Dominguez Ranch**	**0.52**	**4**	**6**	**2**	**0%**	**1**	**2**	**0**	**0**	**0**	**$326,000**	**$416,000**	**$0**	**$0**	**$0**	**$33,000**	**$82,000**	**$74,000**	**$931,000**	**$646,000**
Northwest		**Corona**	**Green River**	**Dominguez Ranch**	**Palisades**	**0.56**	**4**	**6**	**2**	**0%**	**2**	**2**	**0**	**0**	**0**	**$426,000**	**$450,000**	**$0**	**$0**	**$0**	**$43,000**	**$107,000**	**$88,000**	**$1,114,000**	**$1,101,000**
Northwest		Corona	Green River	Palisades	Paseo Grande	2.01	4	4	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Alessandro	Arlington	Trautwein	2.21	6	6	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Arlington	North	Magnolia	5.92	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Arlington	Magnolia	Alessandro	2.02	4	6	2	11%	2	2	3	0	0	$1,362,000	$1,437,000	$5,445,000	$0	$0	$681,000	$1,702,000	$824,000	$11,451,000	$10,313,000
Northwest		**Riverside**	**Van Buren**	**Santa Ana River**	**SR-91**	**3.44**	**4**	**6**	**2**	**13%**	**1**	**2**	**3**	**1,000**	**0**	**$1,876,000**	**$2,398,000**	**$5,445,000**	**$2,880,000**	**$0**	**$1,020,000**	**$2,550,000**	**$1,260,000**	**$17,429,000**	**$15,462,000**
Northwest		**Riverside**	**Van Buren**	**SR-91**	**Mockingbird Canyon**	**3.10**	**4**	**6**	**2**	**4%**	**1**	**2**	**0**	**0**	**0**	**$1,874,000**	**$2,396,000**	**$0**	**$0**	**$0**	**$187,000**	**$469,000**	**$427,000**	**$5,353,000**	**$2,598,000**
Northwest		**Riverside**	**Van Buren**	**Wood**	**Trautwein**	**0.43**	**6**	**6**	**0**	**0%**	**1**	**2**	**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Northwest		**Riverside**	**Van Buren**	**Trautwein**	**Orange Terrace**	**1.27**	**4**	**6**	**2**	**22%**	**1**	**2**	**0**	**0**	**0**	**$624,000**	**$798,000**	**$0**	**$0**	**$0**	**$62,000**	**$156,000**	**$142,000**	**$1,782,000**	**$1,755,000**
Northwest		Unincorporated	Alessandro	Trautwein	Vista Grande	1.22	6	6	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Alessandro	Vista Grande	I-215	1.26	6	6	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		**Unincorporated**	**Cajalco**	**El Sobrante**	**Harley John**	**0.76**	**2**	**6**	**4**	**0%**	**2**	**3**	**0**	**0**	**0**	**$1,151,000**	**$358,000**	**$0**	**$0**	**$0**	**$115,000**	**$288,000**	**$151,000**	**$2,063,000**	**$1,784,000**
Northwest		**Unincorporated**	**Cajalco**	**Harley John**	**Harvill**	**5.79**	**2**	**6**	**4**	**0%**	**1**	**2**	**0**	**0**	**0**	**$7,272,000**	**$9,298,000**	**$0**	**$0**	**$0**	**$727,000**	**$1,818,000**	**$1,657,000**	**$20,772,000**	**$20,325,000**
Northwest		**Unincorporated**	**Cajalco**	**Harvill**	**I-215**	**0.28**	**4**	**6**	**2**	**0%**	**1**	**3**	**0**	**0**	**0**	**$178,000**	**$67,000**	**$0**	**$0**	**$0**	**$18,000**	**$45,000**	**$25,000**	**$333,000**	**$333,000**
Northwest		**Unincorporated**	**Cajalco**	**I-15**	**Temescal Canyon**	**0.66**	**4**	**6**	**2**	**0%**	**1**	**2**	**2**	**0**	**0**	**$414,000**	**$530,000**	**$11,140,000**	**$0**	**$0**	**$1,155,000**	**$2,889,000**	**$1,208,000**	**$17,336,000**	**-$7,907,000**
Northwest		**Unincorporated**	**Cajalco**	**Temescal Canyon**	**La Sierra**	**3.21**	**2**	**6**	**4**	**0%**	**3**	**3**	**0**	**175**	**0**	**$5,746,000**	**$1,522,000**	**$0**	**$1,008,000**	**$0**	**$675,000**	**$1,689,000**	**$828,000**	**$11,468,000**	**$11,468,000**
Northwest		**Unincorporated**	**Cajalco**	**La Sierra**	**El Sobrante**	**6.11**	**2**	**6**	**4**	**0%**	**3**	**3**	**0**	**0**	**0**	**$10,937,000**	**$2,896,000**	**$0**	**$0**	**$0**	**$1,094,000**	**$2,734,000**	**$1,383,000**	**$19,044,000**	**$19,044,000**
Northwest		**Unincorporated**	**Schliesman**	**San Bernardino County**	**Harrison**	**1.53**	**2**	**6**	**4**	**0%**	**1**	**2**	**0**	**200**	**0**	**$1,926,000**	**$2,462,000**	**$0**	**$1,152,000**	**$0**	**$308,000**	**$770,000**	**$564,000**	**$7,172,000**	**$7,172,000**
Northwest		**Unincorporated**	**Schliesman**	**Harrison**	**Sumner**	**0.50**	**2**	**6**	**4**	**0%**	**1**	**2**	**0**	**0**	**0**	**$626,000**	**$801,000**	**$0**	**$0**	**$0**	**$63,000**	**$157,000**	**$143,000**	**$1,790,000**	**$1,790,000**
Northwest		**Unincorporated**	**Schliesman**	**Sumner**	**Cleveland**	**0.50**	**0**	**6**	**6**	**0%**	**1**	**2**	**0**	**0**	**0**	**$942,000**	**$1,205,000**	**$0**	**$0**	**$0**	**$94,000**	**$236,000**	**$215,000**	**$2,692,000**	**$2,692,000**
Northwest		**Unincorporated**	**Schliesman**	**Cleveland**	**A Street**	**0.23**	**0**	**6**	**6**	**0%**	**1**	**2**	**0**	**0**	**0**	**$433,000**	**$554,000**	**$0**	**$0**	**$0**	**$43,000**	**$108,000**	**$99,000**	**$1,237,000**	**$1,237,000**
Northwest		**Unincorporated**	**Schliesman**	**A Street**	**Hamner**	**0.27**	**2**	**6**	**4**	**0%**	**1**	**2**	**0**	**0**	**0**	**$343,000**	**$439,000**	**$0**	**$0**	**$0**	**$34,000**	**$86,000**	**$78,000**	**$980,000**	**$980,000**
Northwest		**Unincorporated**	**Schliesman**	**Hamner**	**I-15**	**0.31**	**0**	**6**	**6**	**0%**	**1**	**2**	**1**	**0**	**0**	**$580,000**	**$742,000**	**$21,890,000**	**$0**	**$0**	**$2,247,000**	**$5,618,000**	**$2,321,000**	**$33,398,000**	**$33,398,000**
Northwest		**Unincorporated**	**Schliesman**	**I-15**	**Arlington**	**1.97**	**0**	**4**	**4**	**0%**	**1**	**3**	**0**	**1,000**	**0**	**$2,477,000**	**$935,000**	**$0**	**$5,760,000**	**$0**	**$824,000**	**$2,059,000**	**$917,000**	**$12,972,000**	**$12,972,000**
Northwest		**Unincorporated**	**Van Buren**	**SR-60**	**Bellegrave**	**1.43**	**4**	**6**	**2**	**0%**	**1**	**2**	**0**	**0**	**0**	**$897,000**	**$1,147,000**	**$0**	**$0**	**$0**	**$90,000**	**$224,000**	**$204,000**	**$2,562,000**	**$1,096,000**
Northwest		**Unincorporated**	**Van Buren**	**Bellegrave**	**Santa Ana River**	**3.60**	**4**	**6**	**2**	**0%**	**1**	**2**	**0**	**0**	**0**	**$2,258,000**	**$2,887,000**	**$0**	**$0**	**$0**	**$226,000**	**$565,000**	**$515,000**	**$6,451,000**	**$2,785,000**
Northwest		**Unincorporated**	**Van Buren**	**Mockingbird Canyon**	**Wood**	**4.41**	**4**	**6**	**2**	**0%**	**1**	**2**	**0**	**0**	**0**	**$2,768,000**	**$3,539,000**	**$0**	**$0**	**$0**	**$277,000**	**$692,000**	**$631,000**	**$7,907,000**	**$6,174,000**
Northwest		**Unincorporated**	**Van Buren**	**Orange Terrace**	**I-215**	**1.89**	**4**	**6**	**2**	**0%**	**1**	**2**	**1**	**0**	**0**	**$1,184,000**	**$1,514,000**	**$21,890,000**	**$0**	**$0**	**$2,307,000**	**$5,769,000**	**$2,459,000**	**$35,123,000**	**$34,358,000**
Pass		Beaumont	Beaumont	Oak Valley (14th)	I-10	1.37	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		**Beaumont**	**Potrero**	**Oak Valley (San Timoteo Canyon 4th**		**1.17**	**0**	**4**	**4**	**0%**	**1**	**3**	**2**	**300**	**1**	**$1,470,000**	**$555,000**	**$11,140,000**	**$1,728,000**	**$9,100,000**	**$2,344,000**	**$5,860,000**	**$2,399,000**	**$34,596,000**	**$0**
Pass		**Beaumont**	**SR-79 (Beaumont)**	**I-10**	**Mellow**	**0.80**	**4**	**4**	**0**	**0%**	**1**	**2**	**3**	**0**	**0**	**$0**	**$0**	**$5,445,000**	**$0**	**$0**	**$545,000**	**$1,361,000**	**$545,000**	**$7,896,000**	**$0**
Pass		**Unicorporated**	**SR-79 (Beaumont)**	**Mellow**	**California**	**0.38**	**4**	**4**	**0**	**0%**	**1**	**2**	**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Pass		**Unincorporated**	**Potrero**	**4th**	**1st**	**0.45**	**0**	**4**	**4**	**0%**	**1**	**3**	**0**	**0**	**0**	**$565,000**	**$213,000**	**$0**	**$0**	**$0**	**$57,000**	**$141,000**	**$78,000**	**$1,054,000**	**$1,054,000**
Pass		**Unincorporated**	**Potrero**	**1st**	**SR-79 (Beaumont)**	**2.03**	**0**	**4**	**4**	**0%**	**2**	**3**	**0**	**0**	**0**	**$3,096,000**	**$964,000**	**$0**	**$0**	**$0**	**$310,000**	**$774,000**	**$406,000**	**$5,550,000**	**$5,550,000**
Pass		**Unincorporated**	**SR-79 (Lamb Canyon)**	**California**	**Gilman Springs**	**4.87**	**4**	**4**	**0**	**0%**	**2**	**3**	**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

EXHIBIT A1-C.1 TUMF Network Detailed Cost Estimate - 50% ADJUSTED

(RCTC Priority Corridors in Bold)

AREA	PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	EXISTINGLN	FUTURELN	INCREASELN	% COMPLETE	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	PLNG	ENG	CONTIG	ADJUSTED COST	ADJ MAX TUMF SHA
San Jacinto	Hemet		Domenigoni	Warren	Sanderson	1.77	4	6	2	0%	1	3		0	0	0	$1,113,000	$420,000	$0	$0	$0	$111,000	$278,000	$153,000	$2,075,000	$2,075,000
San Jacinto	Hemet		Domenigoni	Sanderson	State	2.14	4	4	0	0%	1	3		0	110	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	Hemet		SR-74	Winchester	Warren	2.59	4	6	2	0%	1	2		0	0	0	$1,625,000	$2,077,000	$0	$0	$0	$163,000	$406,000	$370,000	$4,641,000	$3,668,000
San Jacinto	**San Jacinto**		**Mid-County**	**Warren**	**Sanderson**	**1.73**	**0**	**2**	**2**	**0%**	**1**	**2**		**0**	**0**	**0**	**$1,085,000**	**$1,387,000**	**$0**	**$0**	**$0**	**$109,000**	**$271,000**	**$247,000**	**$3,099,000**	**$3,099,000**
San Jacinto	**San Jacinto**		**Ramona**	**Warren**	**Sanderson**	**1.73**	**4**	**6**	**2**	**0%**	**1**	**2**		**0**	**0**	**0**	**$1,085,000**	**$1,387,000**	**$0**	**$0**	**$0**	**$109,000**	**$271,000**	**$247,000**	**$3,099,000**	**$3,099,000**
San Jacinto	San Jacinto		Ramona	Sanderson	State	2.39	2	6	4	0%	1	2		0	0	0	$2,998,000	$3,834,000	$0	$0	$0	$300,000	$750,000	$683,000	$8,565,000	$6,830,000
San Jacinto	San Jacinto		Ramona	State	Main	2.66	2	4	2	0%	1	2		0	0	0	$1,673,000	$2,139,000	$0	$0	$0	$167,000	$418,000	$381,000	$4,778,000	$4,650,000
San Jacinto	San Jacinto		Ramona	Main	Cedar	2.08	0	4	4	0%	1	2		0	150	0	$2,612,000	$3,340,000	$0	$864,000	$0	$348,000	$869,000	$682,000	$8,715,000	$8,715,000
San Jacinto	San Jacinto		Ramona	Cedar	SR-74	1.10	4	4	0	0%	1	2		0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	Unincorporated		Domenigoni	SR-79 (Winchester)	Warren	3.10	4	6	2	0%	1	3		0	300	0	$1,945,000	$734,000	$0	$864,000	$0	$281,000	$702,000	$354,000	$4,880,000	$4,392,000
San Jacinto	Unincorporated		Gilman Springs	Bridge	Sanderson	2.95	2	4	2	0%	1	3		0	0	0	$1,852,000	$699,000	$0	$0	$0	$185,000	$463,000	$255,000	$3,454,000	$3,454,000
San Jacinto	**Unincorporated**		**Mid-County**	**Bridge**	**Warren**	**2.35**	**0**	**2**	**2**	**0%**	**1**	**3**		**0**	**0**	**0**	**$1,475,000**	**$557,000**	**$0**	**$0**	**$0**	**$148,000**	**$369,000**	**$203,000**	**$2,752,000**	**$2,752,000**
San Jacinto	**Unincorporated**		**Ramona**	**Bridge**	**Warren**	**2.35**	**2**	**6**	**4**	**0%**	**1**	**3**		**0**	**0**	**0**	**$2,951,000**	**$1,114,000**	**$0**	**$0**	**$0**	**$295,000**	**$738,000**	**$407,000**	**$5,505,000**	**$5,505,000**
San Jacinto	Unincorporated		SR-74	Briggs	SR-79 (Winchester)	3.53	4	6	2	0%	1	3		0	0	0	$2,214,000	$836,000	$0	$0	$0	$221,000	$554,000	$305,000	$4,130,000	$4,130,000
San Jacinto	**Unincorporated**		**SR-79 (Hemet Bypass)**	**SR-74 (Florida)**	**Domenigoni**	**3.22**	**0**	**6**	**6**	**0%**	**1**	**3**		**2**	**300**	**0**	**$6,066,000**	**$2,289,000**	**$11,140,000**	**$2,592,000**	**$0**	**$1,980,000**	**$4,950,000**	**$2,209,000**	**$31,226,000**	**$31,226,000**
San Jacinto	**Unincorporated**		**SR-79 (Hemet Bypass)**	**Domenigoni**	**Winchester**	**1.50**	**0**	**6**	**6**	**0%**	**1**	**3**		**0**	**0**	**0**	**$2,826,000**	**$1,067,000**	**$0**	**$0**	**$0**	**$283,000**	**$707,000**	**$389,000**	**$5,272,000**	**$5,272,000**
San Jacinto	**Unincorporated**		**SR-79 (San Jacinto Bypass)**	**Ramona**	**SR-74 (Florida)**	**6.50**	**0**	**6**	**6**	**0%**	**1**	**3**		**2**	**0**	**0**	**$12,246,000**	**$4,622,000**	**$11,140,000**	**$0**	**$0**	**$2,339,000**	**$5,847,000**	**$2,801,000**	**$38,995,000**	**$38,995,000**
San Jacinto	**Unincorporated**		**SR-79 (Sanderson)**	**Gilman Springs**	**Ramona**	**1.92**	**4**	**6**	**2**	**0%**	**1**	**3**		**0**	**2,600**	**0**	**$1,204,000**	**$454,000**	**$0**	**$7,488,000**	**$0**	**$869,000**	**$2,173,000**	**$915,000**	**$13,103,000**	**$12,253,000**
San Jacinto	**Unincorporated**		**SR-79 (Winchester)**	**Domenigoni**	**Keller**	**4.90**	**2**	**6**	**4**	**0%**	**1**	**2**		**0**	**0**	**0**	**$6,155,000**	**$7,870,000**	**$0**	**$0**	**$0**	**$616,000**	**$1,539,000**	**$1,403,000**	**$17,583,000**	**$11,524,000**
Southwest	**Canyon Lake**		**Goetz**	**Railroad Canyon**	**Newport**	**0.50**	**2**	**4**	**2**	**0%**	**2**	**2**		**0**	**200**	**0**	**$379,000**	**$400,000**	**$0**	**$576,000**	**$0**	**$96,000**	**$239,000**	**$136,000**	**$1,826,000**	**$1,343,000**
Southwest	**Canyon Lake**		**Railroad Canyon**	**Canyon Hills**	**Goetz**	**1.95**	**4**	**6**	**2**	**0%**	**2**	**2**		**0**	**0**	**0**	**$1,481,000**	**$1,562,000**	**$0**	**$0**	**$0**	**$148,000**	**$370,000**	**$304,000**	**$3,865,000**	**$3,753,000**
Southwest	**Lake Elsinore**		**Railroad Canyon**	**I-15**	**Canyon Hills**	**2.29**	**4**	**6**	**2**	**50%**	**1**	**3**		**2**	**0**	**0**	**$719,000**	**$271,000**	**$11,140,000**	**$0**	**$0**	**$1,186,000**	**$2,965,000**	**$1,213,000**	**$17,494,000**	**$17,494,000**
Southwest	**Murrieta**		**Clinton Keith**	**I-15**	**Copper Craft**	**2.48**	**2**	**6**	**4**	**0%**	**1**	**3**		**3**	**0**	**0**	**$3,115,000**	**$1,176,000**	**$5,445,000**	**$0**	**$0**	**$856,000**	**$2,140,000**	**$974,000**	**$13,706,000**	**$13,394,000**
Southwest	**Murrieta**		**Clinton Keith**	**Copper Craft**	**Toulon**	**0.83**	**6**	**6**	**0**	**0%**	**1**	**3**		**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Southwest	**Murrieta**		**Clinton Keith**	**Toulon**	**I-215**	**0.83**	**4**	**6**	**2**	**0%**	**1**	**3**		**2**	**0**	**0**	**$520,000**	**$196,000**	**$11,140,000**	**$0**	**$0**	**$1,166,000**	**$2,915,000**	**$1,186,000**	**$17,123,000**	**$17,123,000**
Southwest	**Murrieta**		**Clinton Keith**	**I-215**	**Meadowlark**	**0.75**	**4**	**6**	**2**	**0%**	**1**	**3**		**0**	**0**	**0**	**$469,000**	**$177,000**	**$0**	**$0**	**$0**	**$47,000**	**$117,000**	**$65,000**	**$875,000**	**$875,000**
Southwest	**Murrieta**		**French Valley (Date)**	**SR-79 (Winchester)**	**Margarita**	**1.03**	**2**	**4**	**2**	**0%**	**1**	**2**		**0**	**0**	**0**	**$448,000**	**$829,000**	**$0**	**$0**	**$0**	**$65,000**	**$162,000**	**$148,000**	**$1,852,000**	**$1,852,000**
Southwest	Murrieta		Meadowlark (Menifee)	Keller	Clinton Keith	2.00	0	4	4	0%	1	3		0	0	0	$2,512,000	$948,000	$0	$0	$0	$251,000	$628,000	$346,000	$4,685,000	$4,685,000
Southwest	Murrieta		Menifee	Scott	Keller	1.08	4	4	0	0%	1	3		0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	**Temecula**		**French Valley**	**Margarita**	**Ynez**	**0.91**	**4**	**4**	**0**	**0%**	**1**	**2**		**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Southwest	**Temecula**		**French Valley**	**Ynez**	**Murrieta Creek**	**1.29**	**0**	**4**	**4**	**0%**	**1**	**2**		**1**	**300**	**0**	**$1,620,000**	**$2,072,000**	**$21,890,000**	**$1,728,000**	**$0**	**$2,524,000**	**$6,310,000**	**$2,731,000**	**$38,875,000**	**$25,954,000**
Southwest	**Temecula**		**French Valley**	**Murrieta Creek**	**Rancho California**	**2.36**	**0**	**4**	**4**	**0%**	**3**	**2**		**0**	**150**	**0**	**$4,232,000**	**$3,797,000**	**$0**	**$864,000**	**$0**	**$510,000**	**$1,274,000**	**$889,000**	**$11,566,000**	**$11,566,000**
Southwest	**Temecula**		**French Valley**	**Rancho California**	**I-15 (Front)**	**1.86**	**0**	**4**	**4**	**0%**	**3**	**2**		**2**	**300**	**0**	**$3,337,000**	**$2,994,000**	**$11,140,000**	**$1,728,000**	**$0**	**$1,621,000**	**$4,051,000**	**$1,920,000**	**$26,791,000**	**$10,413,000**
Southwest	**Temecula**		**SR-79 (Winchester)**	**Murrieta Hot Springs**	**Jefferson**	**2.70**	**6**	**6**	**0**	**0%**	**1**	**1**		**3**	**0**	**0**	**$0**	**$0**	**$5,445,000**	**$0**	**$0**	**$545,000**	**$1,361,000**	**$545,000**	**$7,896,000**	**$7,896,000**
Southwest	Wildomar		Bundy Canyon	I-15	Sunset	3.42	2	6	4	0%	2	3		3	0	0	$5,203,000	$1,620,000	$5,445,000	$0	$0	$1,065,000	$2,662,000	$1,227,000	$17,222,000	$17,222,000
Southwest	Wildomar		Bundy Canyon	Sunset	Murrieta	1.01	2	6	4	0%	1	3		0	0	0	$1,264,000	$477,000	$0	$0	$0	$126,000	$316,000	$174,000	$2,357,000	$2,357,000
Southwest	Wildomar		Clinton Keith	Palomar	I-15	0.55	4	4	0	0%	1	2		0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated		Benton	SR-79	Eastern Bypass	2.40	2	4	2	0%	1	3		0	0	0	$1,509,000	$569,000	$0	$0	$0	$151,000	$377,000	$208,000	$2,814,000	$2,814,000
Southwest	**Unincorporated**		**Clinton Keith**	**Meadowlark**	**SR-79**	**2.54**	**0**	**6**	**6**	**0%**	**1**	**3**		**0**	**1,200**	**0**	**$4,785,000**	**$1,806,000**	**$0**	**$10,368,000**	**$0**	**$1,515,000**	**$3,788,000**	**$1,696,000**	**$23,958,000**	**$23,958,000**
Southwest	**Unincorporated**		**Newport**	**Menifee**	**Lindenberger**	**0.77**	**6**	**6**	**0**	**0%**	**1**	**3**		**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Southwest	**Unincorporated**		**Newport**	**Lindenberger**	**SR-79 (Winchester)**	**3.58**	**6**	**6**	**0**	**0%**	**1**	**3**		**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Southwest	Unincorporated		SR-74	I-15	Ethanac	4.89	4	6	2	0%	2	3		2	0	0	$3,724,000	$1,160,000	$11,140,000	$0	$0	$1,486,000	$3,716,000	$1,602,000	$22,828,000	$22,784,000
Southwest	**Unincorporated**		**SR-79 (Eastern Bypass/Washi**	**SR-79 (Winchester)**	**Borel**	**4.52**	**2**	**4**	**2**	**0%**	**1**	**3**		**0**	**100**	**0**	**$2,839,000**	**$1,071,000**	**$0**	**$288,000**	**$0**	**$313,000**	**$782,000**	**$420,000**	**$5,713,000**	**$5,713,000**
Southwest	**Unincorporated**		**SR-79 (Eastern Bypass)**	**Borel**	**Vino**	**4.04**	**0**	**4**	**4**	**0%**	**2**	**3**		**0**	**200**	**0**	**$6,149,000**	**$1,915,000**	**$0**	**$1,152,000**	**$0**	**$730,000**	**$1,825,000**	**$922,000**	**$12,693,000**	**$12,693,000**
Southwest	**Unincorporated**		**SR-79 (Eastern Bypass/Anza)**	**Vino**	**SR-79 (Constance)**	**4.49**	**2**	**4**	**2**	**0%**	**2**	**3**		**0**	**0**	**0**	**$3,417,000**	**$1,064,000**	**$0**	**$0**	**$0**	**$342,000**	**$854,000**	**$448,000**	**$6,125,000**	**$6,125,000**
Southwest	**Unincorporated**		**SR-79 (Eastern Bypass/Anza)**	**SR-79 (Constance)**	**Santa Rita**	**1.14**	**0**	**4**	**4**	**0%**	**2**	**3**		**0**	**100**	**0**	**$1,735,000**	**$540,000**	**$0**	**$576,000**	**$0**	**$231,000**	**$578,000**	**$285,000**	**$3,945,000**	**$3,945,000**
Southwest	**Unincorporated**		**SR-79 (Eastern Bypass/Anza)**	**Santa Rita**	**Fairview**	**1.77**	**0**	**4**	**4**	**0%**	**2**	**3**		**0**	**0**	**0**	**$2,694,000**	**$839,000**	**$0**	**$0**	**$0**	**$269,000**	**$674,000**	**$353,000**	**$4,829,000**	**$4,829,000**
Southwest	**Unincorporated**		**SR-79 (Eastern Bypass)**	**Fairview**	**Pala**	**1.48**	**0**	**4**	**4**	**0%**	**2**	**3**		**0**	**0**	**0**	**$2,253,000**	**$702,000**	**$0**	**$0**	**$0**	**$225,000**	**$563,000**	**$296,000**	**$4,039,000**	**$4,039,000**
Southwest	**Unincorporated**		**SR-79 (Eastern Bypass)**	**Pala**	**I-15**	**4.21**	**0**	**4**	**4**	**0%**	**3**	**3**		**2**	**200**	**0**	**$7,543,000**	**$1,997,000**	**$11,140,000**	**$1,152,000**	**$0**	**$1,984,000**	**$4,959,000**	**$2,183,000**	**$30,958,000**	**$30,958,000**
Southwest	**Unincorporated**		**SR-79 (Winchester)**	**Keller**	**Thompson**	**2.47**	**4**	**6**	**2**	**0%**	**1**	**2**		**0**	**0**	**0**	**$1,548,000**	**$1,980,000**	**$0**	**$0**	**$0**	**$155,000**	**$387,000**	**$353,000**	**$4,423,000**	**$4,423,000**
Southwest	**Unincorporated**		**SR-79 (Winchester)**	**Thompson**	**La Alba**	**1.81**	**4**	**6**	**2**	**0%**	**1**	**2**		**0**	**0**	**0**	**$1,137,000**	**$1,454,000**	**$0**	**$0**	**$0**	**$114,000**	**$284,000**	**$259,000**	**$3,248,000**	**$1,810,000**
Southwest	**Unincorporated**		**SR-79 (Winchester)**	**La Alba**	**Hunter**	**0.50**	**4**	**6**	**2**	**0%**	**1**	**2**		**0**	**0**	**0**	**$316,000**	**$404,000**	**$0**	**$0**	**$0**	**$32,000**	**$79,000**	**$72,000**	**$903,000**	**$381,000**
Southwest	**Unincorporated**		**SR-79 (Winchester)**	**Hunter**	**Murrieta Hot Springs**	**1.14**	**6**	**6**	**0**	**0%**	**1**	**3**		**0**	**0**	**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Subtotal						295.15								26	12,985	2	$244,641,000	$151,473,000	$290,440,000	$60,336,000	$18,200,000	$61,373,000	$153,418,000	$76,513,000	$1,056,393,000	$892,539,000

EXHIBIT A1-C.1 TUMF Network Detailed Cost Estimate - 50% ADJUSTED

(RCTC Priority Corridors in Bold)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	EXISTINGLN	FUTURELN	INCREASELN	% COMPLETE	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	PLNG	ENG	CONTIG	ADJUSTED COST	ADJ MAX TUMF SHA
Central	Menifee	Briggs	Newport	Scott	3.05	2	4	2	0%	1	3	0	0	0	$1,916,000	$723,000	$0	$0	$0	$192,000	$479,000	$264,000	$3,574,000	$3,574,000
Central	Menifee	Goetz	Juanita	Lesser Lane	2.61	2	4	2	0%	1	3	0	0	0	$1,639,000	$618,000	$0	$0	$0	$164,000	$410,000	$226,000	$3,057,000	$2,966,000
Central	Menifee	Goetz	Newport	Juanita	1.36	2	2	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Holland	Antelope	Haun	1.00	0	4	4	0%	1	2	0	350	0	$1,256,000	$1,606,000	$0	$2,016,000	$0	$327,000	$818,000	$488,000	$6,511,000	$6,511,000
Central	Menifee	McCall	Menifee	SR 79 (Winchester)	4.45	0	2	2	0%	1	3	0	0	0	$2,793,000	$1,054,000	$0	$0	$0	$279,000	$698,000	$385,000	$5,209,000	$5,209,000
Central	Menifee	McCall	SR-79 (Winchester)	Warren	2.58	0	2	2	0%	1	3	0	0	0	$1,617,000	$610,000	$0	$0	$0	$162,000	$404,000	$223,000	$3,016,000	$3,016,000
Central	Menifee	McCall	I-215	Aspel	1.23	4	6	2	0%	1	3	3	0	0	$771,000	$291,000	$5,445,000	$0	$0	$622,000	$1,554,000	$651,000	$9,334,000	$9,334,000
Central	Menifee	McCall	Aspel	Menifee	0.95	2	6	4	0%	1	3	0	0	0	$1,198,000	$452,000	$0	$0	$0	$120,000	$300,000	$165,000	$2,235,000	$2,235,000
Central	Menifee	Murrieta	Ethanac	McCall	1.95	2	4	2	29%	1	3	0	0	0	$869,000	$328,000	$0	$0	$0	$87,000	$217,000	$120,000	$1,621,000	$1,621,000
Central	Menifee	Murrieta	McCall	Newport	2.03	4	4	0	0%	1	3	0	200	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Murrieta	Newport	Bundy Canyon	3.00	2	2	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Cactus	I-215	Heacock	1.81	4	6	2	25%	1	2	2	0	0	$852,000	$1,090,000	$11,140,000	$0	$0	$1,199,000	$2,998,000	$1,308,000	$18,587,000	$18,587,000
Central	Moreno Valley	Eucalyptus	I-215	Towngate	1.00	4	6	2	25%	1	2	0	0	0	$471,000	$602,000	$0	$0	$0	$47,000	$118,000	$107,000	$1,345,000	$1,345,000
Central	Moreno Valley	Eucalyptus	Towngate	Frederick	0.67	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Frederick	SR-60	Alessandro	1.55	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Heacock	Cactus	San Michele	2.79	2	4	2	15%	1	2	0	150	0	$1,489,000	$1,904,000	$0	$432,000	$0	$192,000	$480,000	$383,000	$4,880,000	$3,362,000
Central	Moreno Valley	Heacock	Reche Vista	Cactus	4.73	4	4	0	90%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Heacock	San Michele	Harley Knox	0.74	2	4	2	0%	1	3	0	150	0	$466,000	$176,000	$0	$432,000	$0	$90,000	$225,000	$107,000	$1,496,000	$1,238,000
Central	Moreno Valley	Ironwood	SR-60	Redlands	8.46	2	4	2	35%	1	2	3	0	0	$3,452,000	$4,414,000	$5,445,000	$0	$0	$890,000	$2,224,000	$1,331,000	$17,756,000	$17,756,000
Central	Moreno Valley	Lasselle	Eucalyptus	Alessandro	1.00	2	4	2	40%	1	2	0	0	0	$375,000	$480,000	$0	$0	$0	$38,000	$94,000	$86,000	$1,073,000	$1,073,000
Central	Moreno Valley	Lasselle	Alessandro	John F Kennedy	1.00	2	4	2	20%	1	2	0	0	0	$503,000	$643,000	$0	$0	$0	$50,000	$126,000	$115,000	$1,437,000	$1,437,000
Central	Moreno Valley	Lasselle	John F Kennedy	Oleander	3.14	4	4	0	100%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Moreno Beach	Reche Canyon	SR-60	1.37	2	4	2	0%	1	2	2	0	0	$858,000	$1,098,000	$11,140,000	$0	$0	$1,200,000	$3,000,000	$1,310,000	$18,606,000	$18,606,000
Central	Moreno Valley	Nason	Ironwood	Alessandro	2.02	2	4	2	30%	1	2	2	0	0	$887,000	$1,135,000	$11,140,000	$0	$0	$1,203,000	$3,007,000	$1,316,000	$18,688,000	$18,688,000
Central	Moreno Valley	Pigeon Pass	Ironwood	SR-60	0.43	4	4	0	100%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Pigeon Pass/CETAP Corridor	Cantarini	Ironwood	3.23	2	4	2	80%	1	2	0	0	0	$406,000	$519,000	$0	$0	$0	$41,000	$102,000	$93,000	$1,161,000	$1,161,000
Central	Moreno Valley	Reche Canyon	Reche Vista	Moreno Beach	4.02	2	2	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Redlands	Locust	Alessandro	2.68	2	4	2	0%	1	2	2	0	0	$1,683,000	$2,152,000	$11,140,000	$0	$0	$1,282,000	$3,206,000	$1,498,000	$20,961,000	$20,613,000
Central	Moreno Valley	Sunnymead	Frederick	Perris	2.02	4	4	0	100%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Ellis	SR-74 (4th)	I-215	1.92	0	2	2	0%	1	2	2	0	1	$1,203,000	$1,539,000	$11,140,000	$0	$4,550,000	$1,689,000	$4,223,000	$1,843,000	$26,187,000	$26,187,000
Central	Perris	Evans	Placentia	Nuevo	1.50	0	4	4	72%	1	3	0	0	0	$528,000	$199,000	$0	$0	$0	$53,000	$132,000	$73,000	$985,000	$985,000
Central	Perris	Evans	Morgan	Ramona	0.59	4	6	2	0%	1	3	0	0	0	$372,000	$140,000	$0	$0	$0	$37,000	$93,000	$51,000	$693,000	$693,000
Central	Perris	Evans	Nuevo	I-215	1.99	0	4	4	0%	1	3	0	400	0	$2,504,000	$945,000	$0	$2,304,000	$0	$481,000	$1,202,000	$575,000	$8,011,000	$8,011,000
Central	Perris	Evans	Oleander	Ramona	0.99	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Evans	Placentia	Rider	0.58	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Evans	Rider	Morgan	0.49	4	6	2	0%	1	3	0	0	0	$311,000	$117,000	$0	$0	$0	$31,000	$78,000	$43,000	$580,000	$580,000
Central	Perris	Goetz	Lesser	Ethanac	1.04	2	4	2	0%	1	3	0	0	0	$653,000	$247,000	$0	$0	$0	$65,000	$163,000	$90,000	$1,218,000	$977,000
Central	Perris	Harley Knox	I-215	Indian	1.53	2	4	2	0%	1	2	3	0	0	$962,000	$1,230,000	$5,445,000	$0	$0	$641,000	$1,602,000	$764,000	$10,644,000	$10,644,000
Central	Perris	Harley Knox	Indian	Perris	0.50	2	4	2	75%	1	2	0	0	0	$78,000	$100,000	$0	$0	$0	$8,000	$20,000	$18,000	$224,000	$224,000
Central	Perris	Harley Knox	Perris	Evans	1.03	0	4	4	0%	1	2	0	0	0	$1,294,000	$1,654,000	$0	$0	$0	$129,000	$324,000	$295,000	$3,696,000	$3,696,000
Central	Perris	Nuevo	I-215	Murrieta	1.36	4	6	2	0%	1	2	3	0	0	$852,000	$1,090,000	$5,445,000	$0	$0	$630,000	$1,574,000	$739,000	$10,330,000	$10,330,000
Central	Perris	Nuevo	Murrieta	Dunlap	1.00	2	4	2	23%	1	3	0	300	0	$484,000	$183,000	$0	$864,000	$0	$135,000	$337,000	$153,000	$2,156,000	$2,156,000
Central	Perris	Placentia	I-215	Indian	0.37	0	4	4	0%	1	3	2	0	0	$465,000	$175,000	$11,140,000	$0	$0	$1,161,000	$2,901,000	$1,178,000	$17,020,000	$17,020,000
Central	Perris	Placentia	Indian	Redlands	1.00	2	4	2	0%	1	3	0	0	0	$627,000	$237,000	$0	$0	$0	$63,000	$157,000	$86,000	$1,170,000	$1,170,000
Central	Perris	Placentia	Redlands	Wilson	0.25	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Placentia	Wilson	Evans	0.75	0	4	4	0%	1	3	0	300	0	$946,000	$357,000	$0	$1,728,000	$0	$267,000	$669,000	$303,000	$4,270,000	$4,270,000
Central	Perris	SR-74 (Matthews)	I-215(mostly in Perris)	Ethanac	1.25	4	4	0	0%	1	2	3	0	0	$0	$0	$5,445,000	$0	$0	$545,000	$1,361,000	$545,000	$7,896,000	$7,896,000
Central	Unincorporated	Briggs	SR-74 (Pinacate)	Simpson	2.50	0	4	4	0%	1	3	0	0	0	$3,140,000	$1,185,000	$0	$0	$0	$314,000	$785,000	$433,000	$5,857,000	$5,857,000
Central	Unincorporated	Briggs	Simpson	Newport	1.53	2	4	2	0%	1	3	0	600	0	$958,000	$362,000	$0	$1,728,000	$0	$269,000	$672,000	$305,000	$4,294,000	$4,294,000
Central	Unincorporated	Center (Main)	I-215	Mt Vernon	1.50	2	4	2	0%	1	2	3	0	2	$941,000	$1,204,000	$5,445,000	$0	$4,240,000	$1,063,000	$2,657,000	$1,183,000	$16,733,000	$16,733,000
Central	Unincorporated	Ellis	Post	SR-74	2.65	2	4	2	0%	1	3	0	0	0	$1,663,000	$628,000	$0	$0	$0	$166,000	$416,000	$229,000	$3,102,000	$3,102,000
Central	Unincorporated	Mount Vernon/CETAP Corridor	Center	Pigeon Pass	0.61	2	4	2	0%	3	3	0	0	0	$542,000	$144,000	$0	$0	$0	$54,000	$136,000	$69,000	$945,000	$945,000
Central	Unincorporated	Nuevo	Dunlap	Menifee	2.00	2	4	2	0%	1	3	0	400	0	$1,255,000	$474,000	$0	$1,152,000	$0	$241,000	$602,000	$288,000	$4,012,000	$4,012,000
Central	Unincorporated	Pigeon Pass/CETAP Corridor	Cantarini	Mount Vernon	3.38	0	4	4	0%	3	3	0	0	0	$6,055,000	$1,603,000	$0	$0	$0	$606,000	$1,514,000	$766,000	$10,544,000	$10,544,000
Central	Unincorporated	Post	Santa Rosa Mine	Ellis	0.44	2	2	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Redlands	San Timoteo Canyon	Locust	2.60	2	2	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	6th	SR-91	Magnalia	4.84	4	4	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Auto Center	Railroad	SR-91	0.30	4	4	0	0%	1	2	0	0	2	$0	$0	$0	$0	$4,240,000	$424,000	$1,060,000	$424,000	$6,148,000	$0
Northwest	Corona	Hidden Valley	Norco Hills	McKinley	0.59	4	4	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Lincoln	Parkridge	Ontario	3.20	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Magnolia	6th	Sherborn	0.61	4	6	2	0%	1	2	0	300	0	$385,000	$492,000	$0	$864,000	$0	$125,000	$312,000	$174,000	$2,352,000	$2,352,000
Northwest	Corona	Magnolia	Sherborn	Rimpau	0.39	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Magnolia	Rimpau	Ontario	1.17	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Main	Grand	Ontario	0.88	2	4	2	0%	1	3	0	0	0	$553,000	$209,000	$0	$0	$0	$55,000	$138,000	$76,000	$1,031,000	$975,000
Northwest	Corona	Main	Ontario	Foothill	0.74	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Main	Hidden Valley	Parkridge	0.35	4	6	2	0%	1	2	0	0	0	$218,000	$279,000	$0	$0	$0	$22,000	$55,000	$50,000	$624,000	$479,000
Northwest	Corona	Main	Parkridge	SR-91	0.86	6	6	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Main	SR-91	S. Grand	0.86	4	6	2	0%	1	1	0	0	0	$538,000	$1,440,000	$0	$0	$0	$54,000	$135,000	$198,000	$2,365,000	$2,365,000
Northwest	Corona	McKinley	Hidden Valley	Promenade	0.57	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	McKinley	Promenade	SR-91	0.33	6	6	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	McKinley	SR-91	Magnalia	0.31	4	6	2	0%	1	1	0	100	1	$196,000	$524,000	$0	$288,000	$13,650,000	$1,413,000	$3,534,000	$1,466,000	$21,071,000	$19,171,000
Northwest	Corona	Ontario	I-15	El Cerrito	0.94	4	6	2	0%	1	2	0	0	0	$593,000	$758,000	$0	$0	$0	$59,000	$148,000	$135,000	$1,693,000	$1,693,000
Northwest	Corona	Ontario	Lincoln	Buena Vista	0.32	4	6	2	0%	1	2	0	0	0	$202,000	$258,000	$0	$0	$0	$20,000	$51,000	$46,000	$577,000	$316,000
Northwest	Corona	Ontario	Buena Vista	Main	0.65	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Main	Kellogg	0.78	6	6	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Kellogg	Fullerton	0.32	4	6	2	0%	1	1	0	0	0	$201,000	$539,000	$0	$0	$0	$20,000	$50,000	$74,000	$884,000	$884,000
Northwest	Corona	Ontario	Fullerton	Rimpau	0.42	6	6	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Rimpau	I-15	0.60	6	6	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Railroad	Auto Club	Sherman	1.97	4	4	0	0%	1	2	0	0	2	$0	$0	$0	$0	$4,240,000	$424,000	$1,060,000	$424,000	$6,148,000	$6,148,000
Northwest	Corona	Railroad	Sherman	Main (at Grand)	1.26	2	4	2	0%	1	2	0	0	0	$793,000	$1,014,000	$0	$0	$0	$79,000	$198,000	$181,000	$2,265,000	$1,513,000
Northwest	Corona	River	Corydon	Main	2.27	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Serfas Club	SR-91	Green River	0.96	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco	1st	Parkridge	Mountian	0.26	2	4	2	0%	1	3	0	0	0	$161,000	$61,000	$0	$0	$0	$16,000	$40,000	$22,000	$300,000	$300,000
Northwest	Norco	1st	Mountian	Hamner	0.26	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco	2nd	River	I-15	1.44	2	4	2	0%	1	3	0	0	0	$902,000	$340,000	$0	$0	$0	$90,000	$226,000	$124,000	$1,682,000	$1,160,000
Northwest	Norco	6th	Hamner	California	1.71	4	4	0	0%	1	2	3	0	0	$0	$0	$5,445,000	$0	$0	$545,000	$1,361,000	$545,000	$7,896,000	$7,896,000
Northwest	Norco	Arlington	North	Arlington	0.97	2	4	2	0%	1	3	0	0	0	$612,000	$231,000	$0	$0	$0	$61,000	$153,000	$84,000	$1,141,000	$1,141,000
Northwest	Norco	California	Arlington	6th	0.98	2	4	2	0%	1	2	0	0	0	$616,000	$787,000	$0	$0	$0	$62,000	$154,000	$140,000	$1,759,000	$1,759,000
Northwest	Norco	Corydon	River	5th	1.46	2	4	2	0%	1	2	0	0	0	$920,000	$1,176,000	$0	$0	$0	$92,000	$230,000	$210,000	$2,628,000	$2,628,000
Northwest	Norco	Hamner	Santa Ana River	Hidden Valley	3.05	4	6	2	0%	1	2	0	0	0	$1,917,000	$2,451,000	$0	$0	$0	$192,000	$479,000	$437,000	$5,476,000	$5,476,000
Northwest	Norco	Hidden Valley	I-15	Norco Hills	1.52	4	4	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco	Hidden Valley	Hamner	I-15	0.13	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco	Norco	Corydon	Hamner	1.20	2	4	2	0%	1	2	0	0	0	$756,000	$966,000	$0	$0	$0	$76,000	$189,000	$172,000	$2,159,000	$2,159,000
Northwest	Norco	North	California	Arlington	0.81	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco	River	Archibald	Corydon	1.14	2	4	2	0%	1	2	0	0	0	$716,000	$915,000	$0	$0	$0	$72,000	$179,000	$163,000	$2,045,000	$1,164,000

EXHIBIT A1-C.1 TUMF Network Detailed Cost Estimate - 50% ADJUSTED

(RCTC Priority Corridors in Bold)

AREA	PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	EXISTINGLN	FUTURELN	INCREASELN	% COMPLETE	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	PLNG	ENG	CONTIG	ADJUSTED COST	ADJ MAX TUMF SHA
Northwest		Riverside	14th	Market	Martin Luther King	0.89	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	1st	Market	Main	0.08	4	4	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	3rd	Chicago	I-215	0.36	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Adams	SR-91	Arlington	1.56	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Adams	SR-91	Lincoln	0.54	4	4	0	0%	1	2	0	0	2	$0	$0	$0	$0	$4,240,000	$424,000	$1,060,000	$424,000	$6,148,000	$6,148,000
Northwest		Riverside	Buena Vista	Santa Ana River	Redwood	0.30	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Canyon Crest	Central	Country Club	0.59	4	4	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Canyon Crest	Country Club	Via Vista	0.94	2	4	2	0%	2	3	0	0	0	$716,000	$223,000	$0	$0	$0	$72,000	$179,000	$94,000	$1,284,000	$927,000
Northwest		Riverside	Canyon Crest	Via Vista	Alessandro	0.68	4	4	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Canyon Crest	Martin Luther King	Central	0.95	4	4	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Central	Chicago	I-215/SR-60	2.15	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Central	SR-91	Magnolia	0.76	4	6	2	0%	1	2	0	0	0	$477,000	$610,000	$0	$0	$0	$48,000	$119,000	$109,000	$1,363,000	$1,363,000
Northwest		Riverside	Central	Alessandro	SR-91	2.05	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Central	Van Buren	Magnolia	3.53	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Chicago	Alessandro	Spruce	3.42	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Chicago	Spruce	Columbia	0.75	4	4	0	0%	1	2	0	0	1	$0	$0	$0	$0	$9,100,000	$910,000	$2,275,000	$910,000	$13,195,000	$13,195,000
Northwest		Riverside	Columbia	Main	Iowa	1.09	4	4	0	0%	1	2	3	0	2	$0	$0	$5,445,000	$0	$4,240,000	$969,000	$2,421,000	$969,000	$14,044,000	$14,044,000
Northwest		Riverside	Iowa	Center	3rd	2.25	4	6	2	0%	1	2	0	0	2	$1,411,000	$1,805,000	$0	$0	$6,360,000	$777,000	$1,943,000	$958,000	$13,254,000	$13,254,000
Northwest		Riverside	Iowa	3rd	University	0.51	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	JFK	Trautwein	Wood	0.48	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	La Sierra	Arlington	SR-91	3.56	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	La Sierra	SR-91	Indiana	0.19	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	La Sierra	Indiana	Victoria	0.78	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Lemon (NB One way)	Mission Inn	University	0.08	3	3	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Lincoln	Adams	Washington	1.55	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Lincoln	Van Buren	Adams	1.54	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Lincoln	Washington	Victoria	1.43	2	4	2	0%	1	2	0	0	0	$898,000	$1,149,000	$0	$0	$0	$90,000	$225,000	$205,000	$2,567,000	$2,567,000
Northwest		Riverside	Lincoln	Victoria	Arlington	0.28	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Madison	SR-91	Victoria	0.86	4	4	0	0%	1	2	0	0	2	$0	$0	$0	$0	$4,240,000	$424,000	$1,060,000	$424,000	$6,148,000	$6,148,000
Northwest		Riverside	Magnolia	BNSF RR	La Sierra	3.09	4	4	0	0%	1	2	0	0	2	$0	$0	$0	$0	$4,240,000	$424,000	$1,060,000	$424,000	$6,148,000	$6,148,000
Northwest		Riverside	Magnolia	La Sierra	Harrison	2.70	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Magnolia	Harrison	14th	5.98	4	4	0	0%	1	2	0	0	2	$0	$0	$0	$0	$4,240,000	$424,000	$1,060,000	$424,000	$6,148,000	$6,148,000
Northwest		Riverside	Main	1st	San Bernardino County	2.19	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Market	14th	Santa Ana River	2.03	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Martin Luther King	14th	I-215/SR-60	2.11	4	6	2	0%	1	2	0	0	0	$1,326,000	$1,695,000	$0	$0	$0	$133,000	$332,000	$302,000	$3,788,000	$3,447,000
Northwest		Riverside	Mission Inn	Redwood	Lemon	0.79	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Overlook	Sandtrack	Alessandro	0.32	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Overlook	Washington	Bodewin/Via Montecito	0.56	4	4	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Overlook	Bodewin/Via Montecito	Crystal View	0.81	2	4	2	0%	2	2	0	0	0	$615,000	$649,000	$0	$0	$0	$62,000	$154,000	$126,000	$1,606,000	$1,606,000
Northwest		Riverside	Overlook	Crystal View	Via Vista	0.55	0	4	4	0%	2	2	0	500	0	$837,000	$883,000	$0	$2,880,000	$0	$372,000	$929,000	$460,000	$6,361,000	$6,361,000
Northwest		Riverside	Overlook	Via Vista	Sandtrack	0.63	2	4	2	0%	2	2	0	0	0	$479,000	$506,000	$0	$0	$0	$48,000	$120,000	$99,000	$1,252,000	$1,252,000
Northwest		Riverside	Redwood (SB One way)	Mission Inn	University	0.08	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Trautwein	Alessandro	Van Buren	2.19	4	4	0	0%	2	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Tyler	SR-91	Magnolia	0.43	6	6	0	0%	1	2	2	0	0	$0	$0	$11,140,000	$0	$0	$1,114,000	$2,785,000	$1,114,000	$16,153,000	$16,153,000
Northwest		Riverside	Tyler	Magnolia	Hole	0.27	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Tyler	Hole	Wells	1.06	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Tyler	Wells	Arlington	1.35	2	4	2	0%	1	2	0	0	0	$849,000	$1,085,000	$0	$0	$0	$85,000	$212,000	$193,000	$2,424,000	$2,424,000
Northwest		Riverside	University	Redwood	SR-91	0.86	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	University	SR-91	I-215/SR-60	2.01	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Victoria	Madison	Washington	0.52	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Washington	Victoria	Hermosa	2.05	2	4	2	0%	1	2	0	0	0	$1,290,000	$1,650,000	$0	$0	$0	$129,000	$323,000	$294,000	$3,686,000	$3,686,000
Northwest		Riverside	Wood	JFK	Van Buren	0.70	2	4	2	50%	1	3	0	0	0	$220,000	$83,000	$0	$0	$0	$22,000	$55,000	$30,000	$410,000	$410,000
Northwest		Riverside	Wood	Van Buren	Bergamont	0.11	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Riverside	Wood	Bergamont	Krameria	0.39	2	4	2	60%	1	3	0	0	0	$98,000	$37,000	$0	$0	$0	$10,000	$25,000	$14,000	$184,000	$184,000
Northwest		Unincorporated	Archibald	San Bernardino County	River	3.63	2	4	2	62%	1	3	0	1,200	0	$867,000	$327,000	$0	$3,456,000	$0	$432,000	$1,081,000	$465,000	$6,628,000	$5,617,000
Northwest		Unincorporated	Armstrong	San Bernardino County	Valley	1.53	2	4	2	67%	2	3	0	0	0	$384,000	$119,000	$0	$0	$0	$38,000	$96,000	$50,000	$687,000	$583,000
Northwest		Unincorporated	Bellgrave	Cantu-Galleano Ranch	Van Buren	0.29	2	4	2	0%	1	3	0	0	0	$181,000	$68,000	$0	$0	$0	$18,000	$45,000	$25,000	$337,000	$304,000
Northwest		Unincorporated	Cantu-Galleano Ranch	Hamner	Wineville	0.94	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Cantu-Galleano Ranch	Wineville	Bellgrave	1.82	0	4	4	20%	1	3	0	0	0	$1,829,000	$690,000	$0	$0	$0	$183,000	$457,000	$252,000	$3,411,000	$3,411,000
Northwest		Unincorporated	Dos Lagos (Weirick)	Temescal Canyon	I-15	0.21	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	El Cerrito	I-15	Ontario	0.56	2	4	2	0%	1	3	0	0	0	$349,000	$132,000	$0	$0	$0	$35,000	$87,000	$48,000	$651,000	$651,000
Northwest		Unincorporated	Etiwanda	San Bernardino County	SR-60	1.00	6	6	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Etiwanda	SR-60	Limonite	3.00	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Hamner	Bellgrave	Amberhill	0.42	4	6	2	0%	1	3	0	0	0	$261,000	$98,000	$0	$0	$0	$26,000	$65,000	$36,000	$486,000	$486,000
Northwest		Unincorporated	Hamner	Amberhill	Limonite	0.49	2	6	4	0%	1	3	0	0	0	$617,000	$233,000	$0	$0	$0	$62,000	$154,000	$85,000	$1,151,000	$925,000
Northwest		Unincorporated	Hamner	Limonite	Schleisman	1.00	4	6	2	0%	1	3	0	0	0	$626,000	$236,000	$0	$0	$0	$63,000	$157,000	$86,000	$1,168,000	$1,168,000
Northwest		Unincorporated	Hamner	Schleisman	Santa Anna River	1.29	2	6	4	0%	1	3	0	1,200	0	$1,615,000	$610,000	$0	$6,912,000	$0	$853,000	$2,132,000	$914,000	$13,036,000	$12,850,000
Northwest		Unincorporated	Hamner	Mission	Bellgrave	1.11	2	6	2	0%	1	3	0	0	0	$696,000	$263,000	$0	$0	$0	$70,000	$174,000	$96,000	$1,299,000	$1,278,000
Northwest		Unincorporated	Harley John	Washington	Scottsdale	0.12	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Harley John	Scottsdale	Cajalco	1.19	2	4	2	0%	1	3	0	0	0	$746,000	$281,000	$0	$0	$0	$75,000	$187,000	$103,000	$1,392,000	$1,392,000
Northwest		Unincorporated	La Sierra	Victoria	El Sobrante	2.22	4	4	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	La Sierra	El Sobrante	Cajalco	2.36	2	2	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Limonite	Archibald	Hamner	1.99	4	6	2	0%	1	3	0	0	0	$1,253,000	$473,000	$0	$0	$0	$125,000	$313,000	$173,000	$2,337,000	$2,187,000
Northwest		Unincorporated	Limonite	Hamner	I-15	0.62	4	6	2	0%	1	3	3	0	0	$387,000	$146,000	$5,445,000	$0	$0	$583,000	$1,458,000	$598,000	$8,617,000	$8,376,000
Northwest		Unincorporated	Limonite	I-15	Wineville	0.40	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Limonite	Wineville	Etiwanda	0.99	3	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Limonite	Etiwanda	Van Buren	2.72	2	6	4	0%	1	3	0	0	0	$3,415,000	$1,289,000	$0	$0	$0	$342,000	$854,000	$470,000	$6,370,000	$4,651,000
Northwest		Unincorporated	Limonite	Van Buren	Clay	0.79	4	6	2	0%	1	3	0	0	0	$498,000	$188,000	$0	$0	$0	$50,000	$125,000	$69,000	$930,000	$930,000
Northwest		Unincorporated	Limonite	Clay	Riverview	2.45	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Market	Rubidoux	Santa Ana River	1.74	2	4	2	0%	1	3	0	1,000	0	$1,096,000	$414,000	$0	$2,880,000	$0	$398,000	$994,000	$439,000	$6,221,000	$5,878,000
Northwest		Unincorporated	Mission	Milliken	SR-60	1.61	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Mission	SR-60	Santa Ana River	7.39	4	4	0	0%	1	3	0	1,000	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Mockingbird Canyon	Van Buren	Cajalco	4.34	2	4	2	0%	2	3	0	0	0	$3,300,000	$1,028,000	$0	$0	$0	$330,000	$825,000	$433,000	$5,916,000	$5,788,000
Northwest		Unincorporated	Riverview	Limonite	Mission	0.95	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Rubidoux	San Bernardino County	Mission	2.65	4	4	0	0%	2	3	3	0	0	$0	$0	$5,445,000	$0	$0	$545,000	$1,361,000	$545,000	$7,896,000	$7,896,000
Northwest		Unincorporated	Temescal Canyon	Ontario	Tuscany	0.65	2	4	2	20%	2	3	0	0	0	$394,000	$123,000	$0	$0	$0	$39,000	$99,000	$52,000	$707,000	$707,000
Northwest		Unincorporated	Temescal Canyon	Tuscany	Dos Lagos	0.91	4	4	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Temescal Canyon	Dos Lagos	Leroy	1.10	2	4	2	0%	2	3	0	0	0	$840,000	$262,000	$0	$0	$0	$84,000	$210,000	$110,000	$1,506,000	$1,506,000
Northwest		Unincorporated	Temescal Canyon	Leroy	Dawson Canyon	1.89	2	4	2	0%	2	3	0	0	0	$1,435,000	$447,000	$0	$0	$0	$144,000	$359,000	$188,000	$2,573,000	$2,573,000
Northwest		Unincorporated	Temescal Canyon	Dawson Canyon	I-15	0.28	4	4	0	0%	2	3	3	0	0	$0	$0	$5,445,000	$0	$0	$545,000	$1,361,000	$545,000	$7,896,000	$7,896,000
Northwest		Unincorporated	Temescal Canyon	I-15	Park Canyon	3.41	2	4	2	0%	3	3	0	0	0	$3,049,000	$807,000	$0	$0	$0	$305,000	$762,000	$386,000	$5,309,000	$5,309,000
Northwest		Unincorporated	Temescal Canyon	Park Canyon	Indian Truck Trail	2.55	2	4	2	0%	2	3	0	0	0	$1,938,000	$604,000	$0	$0	$0	$194,000	$485,000	$254,000	$3,475,000	$3,475,000
Northwest		Unincorporated	Valley	Armstrong	Mission	0.48	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Washington	Hermosa	Harley John	3.96	2	4	2	0%	1	3	0	0	0	$2,488,000	$939,000	$0	$0	$0	$249,000	$622,000	$343,000	$4,641,000	$4,641,000
Northwest		Unincorporated	Wood	Krameria	Cajalco	2.99	2	4	2	0%	1	3	0	0	0	$1,876,000	$708,000	$0	$0	$0	$188,000	$469,000	$258,000	$3,499,000	$3,499,000

EXHIBIT A1-C.1 TUMF Network Detailed Cost Estimate - 50% ADJUSTED

(RCTC Priority Corridors in Bold)

AREA	PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	EXISTINGLN	FUTURELN	INCREASELN	% COMPLETE	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	PLNG	ENG	CONTIG	ADJUSTED COST	ADJ MAX TUMF SHA
Pass		Banning	8th	Wilson	I-10	0.54	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Banning	Highland Springs	Oak Valley (14th)	Wilson (8th)	0.73	2	4	2	0%	1	2	0	0	0	$461,000	$589,000	$0	$0	$0	$46,000	$115,000	$105,000	$1,316,000	$658,000
Pass		Banning	Highland Springs	Cherry Valley	Oak Valley (14th)	1.53	2	4	2	0%	1	2	0	0	0	$963,000	$1,232,000	$0	$0	$0	$96,000	$241,000	$220,000	$2,752,000	$1,376,000
Pass		Banning	I-10 Bypass South	I-10	Apache Trail	3.29	0	2	2	0%	1	2	3	300	0	$2,063,000	$2,638,000	$5,445,000	$864,000	$0	$837,000	$2,093,000	$1,101,000	$15,041,000	$15,041,000
Pass		Banning	Lincoln	Sunset	SR-243	2.01	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Banning	Ramsey	I-10	Wilson (8th)	1.70	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Banning	Ramsey	Wilson (8th)	Highland Springs	3.55	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Banning	SR-243	I-10	Wesley	0.62	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Banning	Sun Lakes	Highland Home	Sunset	1.00	0	4	4	0%	1	2	0	200	0	$1,256,000	$1,606,000	$0	$1,152,000	$0	$241,000	$602,000	$401,000	$5,258,000	$5,258,000
Pass		Banning	Sun Lakes	Highland Springs	Highland Home	1.33	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Banning	Sunset	Ramsey	Lincoln	0.28	2	4	2	0%	1	2	3	0	1	$177,000	$227,000	$5,445,000	$0	$9,100,000	$1,472,000	$3,681,000	$1,495,000	$21,597,000	$21,597,000
Pass		Banning	Wilson (8th)	Highland Home	Wilson (8th)	2.51	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Banning	Wilson (8th)	Highland Springs	Highland Home	1.01	2	4	2	0%	1	2	0	0	0	$633,000	$809,000	$0	$0	$0	$63,000	$158,000	$144,000	$1,807,000	$1,807,000
Pass		Beaumont	1st	Viele	Pennsylvania	1.28	2	4	2	0%	1	2	0	0	0	$806,000	$1,031,000	$0	$0	$0	$81,000	$202,000	$184,000	$2,304,000	$0
Pass		Beaumont	1st	Pennsylvania	Highland Springs	1.10	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Beaumont	6th	I-10	Highland Springs	2.24	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Beaumont	Desert Lawn	Champions	Oak Valley (STC)	0.99	2	4	2	0%	1	3	0	0	0	$619,000	$234,000	$0	$0	$0	$62,000	$155,000	$85,000	$1,155,000	$0
Pass		Beaumont	Highland Springs	Wilson (8th)	Sun Lakes	0.76	4	6	2	0%	1	2	3	0	0	$478,000	$612,000	$5,445,000	$0	$0	$592,000	$1,481,000	$654,000	$9,262,000	$8,579,000
Pass		Beaumont	Oak Valley (14th)	Highland Springs	Pennsylvania	1.13	4	4	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Beaumont	Oak Valley (14th)	Pennsylvania	Oak View	1.40	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Beaumont	Oak Valley (14th)	Oak View	I-10	0.65	3	6	3	0%	1	2	3	100	0	$612,000	$782,000	$5,445,000	$432,000	$0	$649,000	$1,622,000	$727,000	$10,269,000	$0
Pass		Beaumont	Oak Valley (STC)	Beaumont City Limits	Cherry Valley (J St / Central Over	3.46	2	2	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Beaumont	Oak Valley (STC)	Cherry Valley (J St / Central Over	I-10	1.67	2	4	2	0%	1	3	0	0	0	$1,046,000	$395,000	$0	$0	$0	$105,000	$262,000	$144,000	$1,952,000	$0
Pass		Beaumont	Pennsylvania	6th	1st	0.53	2	2	0	0%	1	2	3	0	0	$0	$0	$5,445,000	$0	$0	$545,000	$1,361,000	$545,000	$7,896,000	$0
Pass		Beaumont	Viele	4th	1st	0.31	2	4	2	0%	1	2	0	0	0	$195,000	$250,000	$0	$0	$0	$20,000	$49,000	$45,000	$559,000	$0
Pass		Beaumont	Viele	6th	4th	0.50	2	4	2	0%	1	2	0	0	1	$317,000	$405,000	$0	$0	$9,100,000	$942,000	$2,354,000	$982,000	$14,100,000	$0
Pass		Calimesa	Bryant	County Line	Singleton	0.38	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Calimesa	Calimesa	County Line	I-10	0.80	4	4	0	0%	1	2	2	0	0	$0	$0	$11,140,000	$0	$0	$1,114,000	$2,785,000	$1,114,000	$16,153,000	$16,153,000
Pass		Calimesa	Cherry Valley	Roberts	Palmer	0.50	2	4	2	0%	1	3	0	0	0	$312,000	$118,000	$0	$0	$0	$31,000	$78,000	$43,000	$582,000	$0
Pass		Calimesa	County Line	I-10	Bryant	1.76	2	4	1	0%	1	2	3	0	0	$553,000	$707,000	$5,445,000	$0	$0	$600,000	$1,500,000	$671,000	$9,476,000	$9,476,000
Pass		Calimesa	Desert Lawn	Cherry Valley	Champions	1.61	2	4	2	0%	1	3	0	0	0	$1,009,000	$381,000	$0	$0	$0	$101,000	$252,000	$139,000	$1,882,000	$1,882,000
Pass		Calimesa	Singleton	Bryant	Condit	1.86	0	4	4	0%	2	3	0	0	0	$2,834,000	$883,000	$0	$0	$0	$283,000	$709,000	$372,000	$5,081,000	$5,081,000
Pass		Calimesa	Singleton	Condit	Roberts	0.85	2	4	2	0%	1	2	2	0	0	$534,000	$683,000	$11,140,000	$0	$0	$1,167,000	$2,919,000	$1,236,000	$17,679,000	$17,679,000
Pass		Unincorporated	Cherry Valley	Highland Springs	Noble	0.95	0	4	4	0%	1	3	0	0	0	$1,196,000	$451,000	$0	$0	$0	$120,000	$299,000	$165,000	$2,231,000	$2,231,000
Pass		Unincorporated	Cherry Valley	Noble	Desert Lawn	3.40	2	4	2	0%	1	3	2	300	0	$2,132,000	$805,000	$11,140,000	$864,000	$0	$1,414,000	$3,534,000	$1,494,000	$21,383,000	$21,383,000
Pass		Unincorporated	Live Oak Canyon	Oak Valley (STC)	San Bernardino County	2.81	2	2	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass		Unincorporated	Oak Valley (STC)	San Bernardino County	Beaumont City Limits	5.65	2	2	0	0%	2	3	0	0	1	$0	$0	$0	$0	$4,550,000	$455,000	$1,138,000	$455,000	$6,598,000	$6,598,000
San Jacinto		Hemet	Sanderson	Acacia	Menlo	0.98	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	Sanderson	Domenigoni	Stetson	1.08	4	4	0	0%	1	2	0	300	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	Sanderson	RR Crossing	Acacia	0.42	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	Sanderson	Stetson	RR Crossing	0.58	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	Sanderson	Menlo	Esplanade	1.00	2	4	2	0%	1	2	0	0	0	$628,000	$803,000	$0	$0	$0	$63,000	$157,000	$143,000	$1,794,000	$895,000
San Jacinto		Hemet	SR-74	Warren	Cawston	1.02	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	SR-74 (Florida)	Columbia	Ramona	2.58	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	SR-74/SR-79 (Florida)	Cawston	Columbia	4.03	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	State	Domenigoni	Chambers	1.31	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	State	Chambers	Stetson	0.51	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	State	Florida	Esplanade	1.74	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	State	Stetson	Florida	1.25	2	4	2	0%	1	1	0	0	0	$782,000	$2,096,000	$0	$0	$0	$78,000	$196,000	$288,000	$3,440,000	$2,469,000
San Jacinto		Hemet	Stetson	Cawston	State	2.52	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	Stetson	Warren	Cawston	1.00	2	4	2	0%	1	3	0	0	0	$627,000	$237,000	$0	$0	$0	$63,000	$157,000	$86,000	$1,170,000	$1,170,000
San Jacinto		Hemet	Warren	Esplanade	Domenigoni	4.99	2	4	2	0%	1	3	0	300	0	$3,133,000	$1,182,000	$0	$864,000	$0	$400,000	$999,000	$518,000	$7,096,000	$6,697,000
San Jacinto		San Jacinto	Esplanade	Ramona	Mountain	0.20	0	4	4	0%	1	2	0	0	0	$251,000	$321,000	$0	$0	$0	$25,000	$63,000	$57,000	$717,000	$717,000
San Jacinto		San Jacinto	Esplanade	Mountain	State	2.55	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		San Jacinto	Esplanade	State	Warren	3.53	2	4	2	0%	1	3	0	0	0	$2,218,000	$837,000	$0	$0	$0	$222,000	$555,000	$306,000	$4,138,000	$4,138,000
San Jacinto		San Jacinto	Sanderson	Ramona	Esplanade	3.55	2	4	2	0%	1	3	0	0	0	$2,227,000	$841,000	$0	$0	$0	$223,000	$557,000	$307,000	$4,155,000	$2,081,000
San Jacinto		San Jacinto	SR-79 (North Ramona)	State	San Jacinto	1.02	2	2	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		San Jacinto	SR-79 (San Jacinto)	7th	SR-74	2.25	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		San Jacinto	SR-79 (San Jacinto)	North Ramona Blvd	7th	0.25	2	4	2	0%	1	2	0	0	0	$155,000	$198,000	$0	$0	$0	$16,000	$39,000	$35,000	$443,000	$443,000
San Jacinto		San Jacinto	State	Ramona	Esplanade	1.99	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		San Jacinto	State Street	Gilman Springs	Quandt Ranch	0.76	2	4	2	0%	1	3	0	500	0	$478,000	$180,000	$0	$1,440,000	$0	$192,000	$480,000	$210,000	$2,980,000	$2,675,000
San Jacinto		San Jacinto	State Street	Quandt Ranch	Ramona	0.70	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto		San Jacinto	Warren	Ramona	Esplanade	3.47	2	4	2	0%	1	3	0	0	0	$2,180,000	$823,000	$0	$0	$0	$218,000	$545,000	$300,000	$4,066,000	$4,066,000
San Jacinto		Unincorporated	Gilman Springs	Sanderson	State	2.54	2	4	2	0%	1	3	0	100	0	$1,598,000	$603,000	$0	$288,000	$0	$189,000	$472,000	$249,000	$3,399,000	$2,368,000
San Jacinto		Unincorporated	SR-79 (Winchester)	SR-74 (Florida)	Domenigoni	3.23	2	2	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Lake Elsinore	Diamond	Mission	I-15	0.24	4	6	2	0%	1	3	0	0	0	$150,000	$57,000	$0	$0	$0	$15,000	$38,000	$21,000	$281,000	$268,000
Southwest		Lake Elsinore	Grand	Lincoln	Tott	1.29	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Lake Elsinore	Grand	Tott	SR-74 (Riverside)	0.86	2	4	2	40%	1	3	0	0	0	$323,000	$122,000	$0	$0	$0	$32,000	$81,000	$45,000	$603,000	$603,000
Southwest		Lake Elsinore	Lake	I-15	Lincoln	3.10	2	4	2	25%	2	3	3	0	0	$1,771,000	$552,000	$5,445,000	$0	$0	$722,000	$1,804,000	$777,000	$11,071,000	$10,291,000
Southwest		Lake Elsinore	Mission	Railroad Canyon	Bundy Canyon	2.39	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Lake Elsinore	SR-74 (Collier/Riverside)	I-15	Lakeshore	2.10	2	6	4	0%	1	2	0	0	0	$2,639,000	$3,375,000	$0	$0	$0	$264,000	$660,000	$601,000	$7,539,000	$5,823,000
Southwest		Lake Elsinore	SR-74 (Grand)	Riverside	SR-74 (Ortega)	0.64	2	6	4	0%	1	2	0	0	0	$799,000	$1,022,000	$0	$0	$0	$80,000	$200,000	$182,000	$2,283,000	$1,968,000
Southwest		Lake Elsinore	SR-74 (Riverside)	Lakeshore	Grand	1.74	2	6	4	10%	1	2	0	0	0	$1,962,000	$2,509,000	$0	$0	$0	$196,000	$491,000	$447,000	$5,605,000	$5,473,000
Southwest		Murrieta	California Oaks	Jefferson	I-15	0.32	4	6	2	0%	1	2	2	0	0	$199,000	$255,000	$11,140,000	$0	$0	$1,134,000	$2,835,000	$1,159,000	$16,722,000	$16,722,000
Southwest		Murrieta	California Oaks	I-15	Clinton Keith	2.26	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Murrieta	Jefferson	Murrieta Hot Springs	Cherry	2.26	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Murrieta	Jefferson	Palomar	Nutmeg	1.02	0	4	4	0%	1	3	0	0	0	$1,281,000	$483,000	$0	$0	$0	$128,000	$320,000	$176,000	$2,388,000	$2,388,000
Southwest		Murrieta	Jefferson	Nutmeg	Murrieta Hot Springs	2.37	2	6	4	0%	1	2	0	0	0	$2,976,000	$3,806,000	$0	$0	$0	$298,000	$744,000	$678,000	$8,502,000	$8,052,000
Southwest		Murrieta	Los Alamos	Jefferson	I-15	0.38	2	4	2	0%	1	2	0	350	0	$236,000	$301,000	$0	$1,008,000	$0	$124,000	$311,000	$155,000	$2,135,000	$2,135,000
Southwest		Murrieta	Los Alamos	I-15	I-215	1.39	2	4	2	0%	1	2	0	0	0	$876,000	$1,120,000	$0	$0	$0	$88,000	$219,000	$200,000	$2,503,000	$2,398,000
Southwest		Murrieta	Murrieta Hot Springs	I-215	Margarita	1.48	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Murrieta	Murrieta Hot Springs	Jefferson	I-215	1.11	6	6	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Murrieta	Murrieta Hot Springs	Margarita	SR-79 (Winchester)	1.01	4	6	2	0%	1	3	0	0	0	$633,000	$239,000	$0	$0	$0	$63,000	$158,000	$87,000	$1,180,000	$723,000
Southwest		Murrieta	Nutmeg	Jefferson	Clinton Keith	1.97	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Murrieta	Whitewood	Clinton Keith	Los Alamos	2.01	4	4	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Temecula	Jefferson	Cherry	Rancho California	2.29	4	4	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Temecula	Margarita	Murrieta Hot Springs	SR-79 (Temecula)	7.38	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Temecula	Old Town Front	Rancho California	I-15/SR-79	1.45	4	4	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Temecula	Pechanga	SR-79 (Temecula)	Via Gilberto	1.32	6	6	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Temecula	Pechanga	Via Gilberto	Pechanga Road	1.44	4	4	0	0%	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Temecula	Rancho California	Jefferson	Margarita	1.89	4	6	2	60%	1	1	3	0	0	$474,000	$1,271,000	$5,445,000	$0	$0	$592,000	$1,480,000	$719,000	$9,981,000	$9,192,000
Southwest		Temecula	Rancho California	Margarita	Butterfield Stage	1.96	4	6	2	0%	1	1	0	0	0	$1,230,000	$3,296,000	$0	$0	$0	$123,000	$308,000	$453,000	$5,410,000	$5,410,000
Southwest		Temecula	SR-79 (Temecula)	I-15	Pechanga	0.64	6	8	2	0%	1	3	0	0	0	$402,000	$152,000	$0	$0	$0	$40,000	$101,000	$55,000	$750,000	$61,000
Southwest		Temecula	SR-79 (Temecula)	Pechanga Road	Butterfield Stage	3.08	6	6	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Wildomar	Baxter	I-15	Palomar	0.37	2	4	2	0%	1	3	3	0	0	$232,000	$87,000	$5,445,000	$0	$0	$568,000	$1,419,000	$576,000	$8,327,000	$8,327,000
Southwest		Wildomar	Bundy Canyon	Mission	I-15	0.94	2	4	2	0%	1	2	0	0	0	$588,000	$751,000	$0	$0	$0	$59,000	$147,000	$134,000	$1,679,000	$1,679,000
Southwest		Wildomar	Central	Baxter	Palomar	0.74	2	4	2	0%	1	2	0	0	0	$462,000	$591,000	$0	$0	$0	$46,000	$116,000	$105,000	$1,320,000	$1,320,000
Southwest		Wildomar	Mission	Bundy Canyon	Palomar	0.84	4	4	0	0%	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest		Wildomar	Palomar	Clinton Keith	Jefferson	0.74	2	4	2	0%	1	3	0	0	0	$462,000	$174,000	$0	$0	$0	$46,000	$116,000	$64,000	$862,000	$862,000
Southwest		Wildomar	Palomar	Mission	Clinton Keith	2.79	2	4	2	0%	1	3	0	0	0	$1,751,000	$661,000	$0	$0	$0	$175,000	$438,000	$241,000	$3,266,000	$3,266,000

EXHIBIT A1-C.1 TUMF Network Detailed Cost Estimate - 50% ADJUSTED

(RCTC Priority Corridors in Bold)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	MILES	EXISTINGLN	FUTURELN	INCREASELN	% COMPLETE	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	PLNG	ENG	CONTIG	ADJUSTED COST	ADJ MAX TUMF SHA
Southwest	Unincorporated	Briggs	Scott	SR-79 (Winchester)	3.39	2	4	2	0%	1	3	0	0	0	$2,130,000	$804,000	$0	$0	$0	$213,000	$533,000	$293,000	$3,973,000	$3,973,000
Southwest	Unincorporated	Butterfield Stage	Murrieta Hot Springs	Rancho California	1.78	0	4	4	0%	2	3	0	650	0	$2,714,000	$845,000	$0	$3,744,000	$0	$646,000	$1,615,000	$730,000	$10,294,000	$10,294,000
Southwest	Unincorporated	Butterfield Stage	Rancho California	SR-79 (Temecula)	2.30	2	4	2	0%	2	3	0	0	0	$1,747,000	$544,000	$0	$0	$0	$175,000	$437,000	$229,000	$3,132,000	$3,132,000
Southwest	Unincorporated	Butterfield Stage	SR-79 (Winchester)	Auld	2.28	2	4	2	0%	2	3	0	0	0	$1,735,000	$540,000	$0	$0	$0	$174,000	$434,000	$228,000	$3,111,000	$3,111,000
Southwest	Unincorporated	Butterfield Stage	Auld	Murrieta Hot Springs	2.23	0	4	4	0%	2	3	0	450	0	$3,394,000	$1,057,000	$0	$2,592,000	$0	$599,000	$1,497,000	$704,000	$9,843,000	$9,843,000
Southwest	Unincorporated	Central	Grand	Palomar	0.51	2	4	2	0%	1	2	0	0	0	$321,000	$410,000	$0	$0	$0	$32,000	$80,000	$73,000	$916,000	$916,000
Southwest	Unincorporated	Grand	Ortega	Central	6.98	2	4	2	0%	1	2	0	0	0	$4,385,000	$5,607,000	$0	$0	$0	$439,000	$1,096,000	$999,000	$12,526,000	$12,526,000
Southwest	Unincorporated	Horsethief Canyon	Temescal Canyon	I-15	0.17	2	4	2	0%	1	3	0	0	0	$106,000	$40,000	$0	$0	$0	$11,000	$27,000	$15,000	$199,000	$199,000
Southwest	Unincorporated	Indian Truck Trail	Temescal Canyon	I-15	0.18	2	6	4	0%	1	3	3	0	0	$220,000	$83,000	$5,445,000	$0	$0	$567,000	$1,416,000	$575,000	$8,306,000	$8,306,000
Southwest	Unincorporated	Murrieta Hot Springs	SR-79 (Winchester)	Pourroy	1.75	4	4	0	0%	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Pala	Pechanga	San Diego County	1.38	2	2	0	0%	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Temescal Canyon	Indian Truck Trail	Lake	1.21	2	4	2	0%	2	3	0	100	0	$917,000	$286,000	$0	$288,000	$0	$121,000	$301,000	$149,000	$2,062,000	$2,062,000
Subtotal					471.25							32	11,800	15	$168,557,000	$121,007,000	$236,885,000	$41,472,000	$90,330,000	$53,742,000	$134,331,000	$65,836,000	$912,160,000	$841,520,000
Totals	**Network**				766.40							58	24,785	17	$ 413,198,000	$ 272,480,000	$ 527,325,000	$ 101,808,000	$108,530,000	$ 115,115,000	$ 287,749,000	$ 142,349,000	$ 1,968,553,000	$ 1,734,059,000
	Transit																						$ 83,473,000	$ 30,913,000
	Administration																						$ 87,600,000	$ 87,600,000
	MSHCP																						$ 31,183,000	$ 29,979,000
	Total																						**$ 2,170,809,000**	**$ 1,882,551,000**

EXHIBIT A1-C.2 - TUMF Regional Transit Cost Estimate - 50% ADJUSTED

AREA PLAN DIST	LEAD AGENCY	PROJECT NAME	LOCATION	UNITS (number/ length in miles)	ADJUSTED TOTAL	ADJ MAX TUMF SHARE
Regional	RTA	Regional Transit Centers	Various locations region wide	11	31,103,000	11,519,000
Regional	RTA	Bus Stop Amenities Upgrade	Various locations region wide	70	945,000	350,000
Northwest/Central	RTA	Central Spine Service Capital	Corona, Riverside, Moreno Valley	24	6,600,000	2,444,000
Northwest/Pass	RTA	SR60 Regional Flyer Capital	SR-60 corridor from SB Co. to Banning	45	12,375,000	4,583,000
Northwest/San Jacinto	RTA	I-215/SR74 Regional Flyer Capit	I-215/SR-74 corridor from Riverside to San Jacir	37	10,175,000	3,768,000
Northwest/Southwest	RTA	I-15 Regional Flyer Capital	I-15 Corridor from SB Co. to Temecula	49	13,475,000	4,990,000
Regional	RTA	Regional Flyer Vehicle Fleet	Various routes region wide	32	8,800,000	3,259,000
Total					**83,473,000**	**30,913,000**

ATTACHMENT 2

RESOLUTION

RESOLUTION NO. 09 – 82

A RESOLUTION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A TEMPORARY FIFTY PERCENT REDUCTION TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

The City Council of Wildomar "(City") resolves as follows:

Section 1. Temporary TUMF Reduction Period.

i. The City Council on December 9, 2009 hereby adopts a reduced TUMF fee schedule as indicated below, applicable 60 days after its adoption and terminate on December 31, 2010. The fee shall still be effect during this temporary fee reduction period. After December 31, 2010, the regular TUMF schedule adopted in Ordinance No. 38, or as revised by the City Council from time to time through a separate resolution, shall automatically apply.

(1) $4,437.00 per single family residential unit
(2) $3,115.00 per multi-family residential unit
(3) $ 0.86 per square foot of an industrial project
(4) $ 5.24 per square foot of a retail commercial project
(5) $ 2.10 per square foot of a service commercial project
(6) $ 1.10 per square foot of a service Class A and B Office

ii. If reduced fees are paid pursuant to this Section 1i at the time application is made for a building permit and either the application or the building permit expires, subsequent building permit application on the same parcel shall be subject to the full TUMF amount, unless the temporary fee reduction period is still in effect at the time the subsequent application is made.

iii. No provision of this Resolution shall entitle any person who has already paid the TUMF to receive a refund, credit or reimbursement of such payment. This Resolution does not create any new TUMF.

Section 2. Severability.

If any one or more of the terms, provisions or sections of this Resolution shall to any extent be judged invalid, unenforceable and/or voidable for any reason whatsoever by a court of competent jurisdiction, then each and all of the remaining terms, provisions and sections of this Resolution shall not be affected thereby and shall be valid and enforceable.

Section 3. Effective Date.

This Resolution shall take effect immediately. The Temporary TUMF Reduction Period identified in Section 1 takes effect 60 days after its adoption and terminates on December 31, 2010.

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

_____
Scott Farnam
Mayor

APPROVED AS TO FORM:

_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.2
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Debbie A. Lee, City Clerk

SUBJECT: Planning Commission Appointment

STAFF REPORT

RECOMMENDATION:
That Council Member Marsha Swanson nominate a citizen to serve as a Commissioner on the Planning Commission, subject to ratification by a majority vote of the City Council.

BACKGROUND:
On September 10, 2008, the City Council appointed the inaugural Planning Commission. Council Member Swanson appointed Miguel Casillas as her appointee. On October 28, 2009 the City Council accepted Mr. Casillas' resignation as he was moving out of the City and was therefore no longer eligible to serve on the Commission.

A vacancy was declared and in accordance with the Maddy Act, the vacancy was advertised for the required 30 days. During that time period the City Clerk's Office received seven applications for the position. These applications were forwarded to Council Member Swanson for her consideration.

At this time Council Member Swanson will nominate one of those applicants to serve on the Planning Commission as her appointee. This appointment will be subject to ratification by a majority of the City Council. The appointment will take effect immediately and will run concurrent with Council Member Swanson's term of office. The appointee will be sworn in at the Planning Commission's December 16, 2009 meeting, and will also participate in the City Council and Planning Commission joint norming session on December 17, 2009.

FISCAL IMPACTS:
Planning Commissioners receive $75 per meeting.

ALTERNATIVES:
1. Direct the City Clerk to advertise for an additional 30 days.
2. Provide staff with further direction.

Submitted by: Approved by:

_____ _____
Debbie A. Lee, CMC Frank Oviedo
City Clerk City Manager

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.3
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Mayor and City Council

FROM: City Manager, Frank Oviedo

SUBJECT: Southwest Cities Coalition Appointments

STAFF REPORT

RECOMMENDATION:
Staff recommends the City Council select two members to serve on the Southwest Cities Coalition as representative of the City of Wildomar and ask the selected members to return to the City Council at a future date to report on the progress of the Coalition's organizational structure, major goals, and membership responsibilities

BACKGROUND:
On November 5, 2009 the City of Wildomar hosted a luncheon for representatives from all the Southwest Riverside County cities. Attendees included representatives from the cities of Menifee, Canyon Lake, Lake Elsinore, Murrieta, and Temecula. The purpose of the lunch was to determine if various cities in the southwest county had an interest in meeting regularly to discuss common issues affecting the specific cities in this region.

It was requested at the initial meeting that the city managers from each city get together and recommend a structure for the group, major goals and representation. The recommendation from the city managers is to have two City Council members and the city manager from each city, with one of the City Council members being the city's representative to the Western Riverside Council of Governments (WRCOG). It is proposed that the group meet quarterly, beginning in January 2010, with the location rotating among the different cities. Topics that may be discussed include:

- Medical care
- Higher education
- Economic development
- Transportation
- Legislation
- Public safety
- Resource sharing among agencies and water issues (e.g., conservation, storm water runoff)

FISCAL IMPACT:
There is no financial commitment for joining the group and therefore no fiscal impact. .

ALTERNATIVES:

1. Other direction from Council

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item # 3.4
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Gary Nordquist, ACM/Finance & Administration

SUBJECT: Community Development Block Grant (CDBG) Request

STAFF REPORT

RECOMMENDATION:
Approve the Request for CDBG funds from Riverside County for projects and services within the City of Wildomar and discuss the provisions for funding Public Services provided by other organizations and adopt a resolution entitled:

RESOLUTION NO.09-83

A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDOMAR RECOMMENDING THE USES FOR THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS FOR THE CITY OF WILDOMAR DURING FISCAL YEAR 2010-11

BACKGROUND:
City Staff met with CDBG Program Staff from Riverside County's Economic Development Agency (EDA) on October 8, 2009 to discuss possible opportunities for the City of Wildomar using CDBG Program funds. The County staff explained the CDBG program and the 3 year funding cycle which the City of Wildomar just missed due to its July 1, 2008 incorporation date. The County staff also mentioned that in order to work directly with the Federal CDBG staff, the City did not qualify for the category of "Entitled City" as the minimum city population for that category is 50,000.

As an alternative to these setbacks, the County staff encouraged the City of Wildomar to submit a request for an allocation of County CDBG funds for qualifying projects and services. Other cities using this process are allocated CDBG funds based on population. The City of Wildomar's population, per the State Department of Finance as of January 1 2009 was 31,321. Using the rate of $5.00 per capita, the City of Wildomar could be allocated up to $156,605. The request for CDBG funding allocation must be provided to the County by December 11, 2009.

To qualify for funding, eligible projects must largely benefit low and moderate income persons, eliminate slums or blight, or meet a need having a particular urgency. Due to the high cost associated in administering the CDGB contract, the EDA requires a minimum request amount of no less than $10,000. Any and all requests for less than

this established amount will not be approved unless cumulatively the amount totals at least $10,000 from multiple jurisdictions.

DISCUSSION

Using the allocation methodology from other cities in the region, for the Fiscal Year 2010-2011 the City hopes to receive approximately $156,605. Based on the allocation of $156,605 and CDBG requirements, the City would be able to reserve a maximum of fourteen-percent (14%) or approximately $21,925 towards public service programs with a balance of $134,680 for funding of public facility projects and programs.

Staff is recommending several programs focusing on the senior and youth community of Wildomar and Code Enforcement's nuisance abatement program.

As of the date of preparing this report (November 30, 2009), the City received three (4) outside public service agency applications for a total requested allotment of $100,000. The potential allocation for this type of public service by other organizations is $21,925 and is required to be allocation in $10,000 or greater increments.

The organizations requesting funds for public service are as follows:

1. The Lake Elsinore Elks Lodge #2591($15,000). The organization which provides a variety of youth programs is requesting funds to assist in the completion of the interior of their lodge which was destroyed by fire in 2007.
2. H.O.P.E. ($15,000). The organization operates a food pantry that distributes a balanced menu of groceries to those in need in the area.
3. Wildomar Historical Society ($10,000). The organization requests the funds to continue to provide programs and service to the residents of the community.
4. Anne Sullivan Nursery School ($60,000). The organization requests funds for street/curb/gutter on Palomar Road.

Funding recommendations for the above requests have yet to be made and are summarized in the "Public Service Programs" table located on page 3 of this report.

City Department/Projects requesting funds are:

1. Community Services providing various programs in conjunction with the non-profit Senior Association. ($24,000)
2. Community Services providing various youth programs at the City parks. ($25,925)
3. Community Services Park security/vandalism upgrades. ($12,000)
4. Code Enforcement - Dangerous Structures Abatement ($26,680) to develop and run a program of identifying substandard properties and buildings throughout the City's CDBG designated areas and work with owners to bring their properties into compliance.
5. Nuisance Abatement ($48,000) funds will supplement costs to continue program of identifying Code Violations throughout the City and work with owners to bring their properties into compliance

A summary of the of CDBG funding requests and proposed allocations are provided below.

1	Park Security Cameras	$ 12,000.00	$ 12,000.00
	Subtotal	$ 12,000.00	$ 12,000.00

Code Enforcement

Reference No.	Facility/Type	Requested Amount	2010-2011 Proposed Allocation
1	Dangerous Structure Abatement	$ 26,680.00	$ 26,680.00
2	Nuisance Abatement	$ 48,000.00	$ 48,000.00
	Subtotal	$ 74,680.00	$ 74,680.00

Public Programs

Reference No.	Facility/Type	Requested Amount	2010-2011 Proposed Allocation
1	City's Senior Program	$ 24,000.00	$ 24,000.00
2	City's Youth Recreation	$ 25,925.00	$ 25,925.00
	Subtotal	$ 49,925.00	$ 49,925.00

Public Service Programs

Reference No.	Facility/Type	Requested Amount	2010-2011 Proposed Allocation
1	Elk Lodge	$ 15,000.00	$ -
2	H.O.P.E	$ 15,000.00	$ -
3	Historical Society	$ 10,000.00	$ -
4	A. Sullivan Nursery School	$ 60,000.00	$ -
	Subtotal	$ 100,000.00	$ 20,000.00

City of Wildomar Total Requested CDBG Allocation **$ 156,605.00**

FISCAL IMPACT:
The requested allocation will significantly assist the City of Wildomar in providing services and facilities to the residents at no cost to the General Fund.

Alternatives:

1. Do not approve the recommendation.
2. Change the projects and allocation amounts

Attachment:

Resolution 09-83

Submitted by:	Approved by:
_____	_____
Gary Nordquist ACM/Finance & Administration	Frank Oviedo City Manager

RESOLUTION NO.09-83

A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDOMAR RECOMMENDING THE USES FOR THE ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS FOR THE CITY OF WILDOMAR DURING FISCAL YEAR 2010-11

WHEREAS, the City of Wildomar submits the first annual request to Riverside County Economic Development Agency for an allocation of Community Development Block Grant (CDBG) funds in the amount of $156,605; and

WHEREAS, the funds may be applied to projects which largely benefit low and moderate income persons, eliminate slums or blight, or meet a need having a particular urgency; and

WHEREAS, a public meeting was held on December 9, 2009, to discuss and hear input on the recommendations for the use of these funds;

NOW THEREFORE, THE CITY COUNCIL FOR THE CITY OF WILDOMAR HEREBY RESOLVES TO APPROVES THE REQUEST TO APPLY FOR SUCH FUNDS AND TO BE INCLUDED IN THE FISCAL YEAR THE 2010-11 BUDGETS CONTAINED IN EXHIBIT A.

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

_____
Scott Farnam
Mayor

APPROVED AS TO FORM:

_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

EXHIBIT A

Public Facility Projects

Reference No.	Facility/Type	Requested Amount	2010-2011 Proposed Allocation
1	Park Security Cameras	$ 12,000.00	$ 12,000.00
	Subtotal	$ 12,000.00	$ 12,000.00

Code Enforcement

Reference No.	Facility/Type	Requested Amount	2010-2011 Proposed Allocation
1	Dangerous Structure Abatement	$ 26,680.00	$ 26,680.00
2	Nuisance Abatement	$ 48,000.00	$ 48,000.00
	Subtotal	$ 74,680.00	$ 74,680.00

Public Programs

Reference No.	Program	Requested Amount	2010-2011 Proposed Allocation
1	City's Senior Program	$ 24,000.00	$ 24,000.00
2	City's Youth Recreation	$ 25,925.00	$ 25,925.00
	Subtotal	$ 49,925.00	$ 49,925.00

Public Service Programs

Reference No.	Organization	Requested Amount	2010-2011 Proposed Allocation
1	Elks Lodge	$ 15,000.00	$ -
2	H.O.P.E	$ 15,000.00	$ -
3	Historical Society	$ 10,000.00	$ -
4	A. Sullivan Nursery School	$ 60,000.00	$ -
	Subtotal	$ 100,000.00	$ 20,000.00

City of Wildomar Total Requested CDBG Allocation **$ 156,605.00**

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item # 3.5
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Gary Nordquist, ACM/Finance & Administration

SUBJECT: COPS Grant

STAFF REPORT

RECOMMENDATION:
Adopt a resolution approving a plan for using $100,000 from the FY 2009-10 California Supplemental Law Enforcement Services Fund (SLESF) as administered by Riverside County to fund salary, benefits and supplies for additional Police services and adopt a resolution entitled:

RESOLUTION NO. 09 – 84

A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THE USE OF $100,000 FROM THE 2009-10 STATE BUDGET TO PROVIDE FUNDING ADDITIONAL PUBLIC SAFETY PERSONNEL

BACKGROUND:
The California Supplemental Law Enforcement Services Fund (SLESF) program, also known as the Citizens Option for Public Safety (COPS) grant, has provided annual funding to cities for the delivery of front line law enforcement services that are not already funded (or are underfunded) by the local jurisdiction. State law requires that these funds be appropriated pursuant to a written request from the Chief of Police to the City Council and the request must be considered separate and apart from any proposed Law enforcement allocations from the General Fund.

DISCUSSION
The City has received a letter from the Chief of Police and it is recommended that the grant funds be used to provide additional service hours above the 70 hours a day currently called for in the FY 2009-2010 Contract. The 70 hours a day is not an optimum staffing level. Based on current activity, Wildomar Police Department officers are directly supported by County resources on an average of two hours a day. These hours are billed to the City and would largely be covered by the SLESF funding.

FISCAL IMPACT
The $100,000 from the SLESF Program would be added to the City budget as would the cost of additional police services. The action would take place when the City is notified of the grant award and the budget would be amended during a public hearing.

2009-10 SLESF Expenditure Plan

$91,914 Salary and Benefits for 740.5 Total Deputy Hours

$8,806 for 10,360 miles of vehicle usage

$100,000 Total Expenditure.

ALTERNATIVES

1. Do not approve the use of 2009-10 SLESF funds for additional service hours. This alternative is not recommended. The SLESF funds are allocated by the State to local jurisdictions for the provision of front-line law enforcement services

2. Utilize the SLESF funds for another law enforcement purpose. Council could direct staff to explore other uses for the State funds, such as other police positions. Staff does not recommend changing this given the current level police service hours.

ATTACHMENT
Resolution approving the plan for using $100,000 from the California SLESF/COPS Program for funding of additional public safety service hours.

Submitted by:	Approved by:
_____	_____
Gary Nordquist ACM/Finance & Administration	Frank Oviedo City Manager

RESOLUTION NO. 09 – 84

A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING THE USE OF $100,000 FROM THE 2009-10 STATE BUDGET TO PROVIDE FUNDING ADDITIONAL PUBLIC SAFETY PERSONNEL

WHEREAS, the adoption of the 2009-10 State budget, includes continuation of AB 1913 which established the Supplemental Local Law Enforcement Fund; and

WHEREAS, AB 1913 appropriated $100 million to supplement local law Enforcement budgets; and

WHEREAS, the City of Wildomar has been designated to receive $100,000 from the 2009-10 California State budget as granted under AB 1913; and

WHEREAS, the funds may be applied to projects and front line municipal police Services which are in existing budgets but are under-funded; and

WHEREAS, a public meeting was held on December 9, 2009, to hear input on the recommendations for the use of these funds.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Wildomar, California, approves the use of such funds for when received from the 2009-10 California State budget to assist in funding Public Safety personnel, and authorizes the Chief of Police to execute any grant related documents.

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

_____
Scott Farnam
Mayor

APPROVED AS TO FORM:

_____
Julie Hayward Biggs
City Attorney

ATTEST:

_____
Debbie A. Lee, CMC
City Clerk

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item # 3.6
General Business
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Gary Nordquist, ACM/Finance & Administration

SUBJECT: FY 2008/09 Preliminary Year End Report and
FY 2009/10 First Quarter Budget Report

STAFF REPORT

RECOMMENDATION:

Receive Report.

COUNCIL GOALS:

Operate in a Businesslike Manner
Live within our means.
Maintain operating systems and controls that ensure sound fiscal management.

BACKGROUND:
This report focuses on two fiscal areas: (1) A recap of the City's fiscal status for the first quarter ending September 30, 2009 and (2) "Preliminary" review of Wildomar's first Fiscal Year ending June 30, 2009.

On June 24, 2009, the City Council adopted the fiscal year 2009-10 Operating Budget for the City of Wildomar and the Capital Improvement Program ("CIP"). At the September 9, 2009 meeting, the City Council adopted budget amendments for various Landscape Maintenance Districts/CSA's which were passed on to the City from the County after July 1, 2009 and several Grant programs which were awarded to the City in August 2009.

On October 26, 2009 the City received the 4th Quarter/Final Wildomar Transition Expenditure and Revenue report from Riverside County. The report includes the revenues and costs retained and incurred by Riverside County during Wildomar's Transisition Year 2008-09. The report serves as the basis for discussions with Riverside County regarding the repayment of the net costs incurred by the County while providing services on behalf of Wildomar. Due do the timing of the receipt of this report, the City's yearend audit is scheduled for mid-December 2009 and a "Final" fiscal report will be issued following that activity.

DISCUSSION:

First Quarter 2009-10: The City's fiscal activities have increased to 12 Funds compared to 4 Funds during FY 2008-09. The focus still remains on the General Fund as the economy continues to negatively stray from the City's pre-incorporation fiscal plans. Overall, the City revenues are 27% of the annual budget with 17% of the budgeted expenditures accounted for during the first quarter. Typically, first quarter reports lack significant fiscal activities upon which to forecast or report trends. For example, this report is lacking, due to timing issues, the first quarter expenditures for the Fire Department ($430,049.44). Including these numbers, the City would have spent 21% of the annual budget during the first quarter of the fiscal year. One concern that has surfaced is the cost of utilities, specifically water costs at the Parks. Staff is taking measures to adjust to the rising costs of water and will recommend any fiscal changes at the mid-year budget review. (See attached Exhibit D).

Year End FY 2008-09. This first year of the City is known as the "Transition Year" when the City decides which services it will directly provide and which services will continue to be provided by the County or contracted services. During this transition year, the budget was comprised of two major components the City and the County, thus the summary and detail analysis is provided for both organizations. The following Exhibit A provides a summary of both organizations for General Fund and Non-General Fund activities. Exhibit B provides the detail fiscal activities for the City and Exhibit C provides the detail fiscal activities for the County.

Overall, the City's Revenues exceeded the expenditures by $1,246,406 which is 39% better than the budgeted $893,279 surplus. City Expenditures were under budget by $246,014 or 6%. The County's fiscal activities were also better than budgeted as the "Preliminary" net deficit was $1,394,376 compared to a budgeted deficit of $1,575,112 or $180,736 savings in the amount that the City would have to repay the County over the next 5 years as planned. (The County fiscal results are still viewed by the City as "Preliminary" until discussions with the County are concluded). As previously discussed, a final yearend report will be issued when County issues are resolved and the external audit is complete.

FISCAL IMPACT: Initial review of the City's FY 2008-09 Year End General Fund Balance of $1,246,406 is $353,127 better than budget, yet $1,119,981 less than the $2,365,387 City Surplus included in the City's pre-incorporation Comprehensive Fiscal Analysis (CFA).

ALTERNATIVES:

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

Submitted by:

Gary Nordquist
Finance Director

Approved by:

Frank Oviedo
City Manager

Reviewed by:

Julie Hayward Biggs
City Attorney

Exhibit A

FY 2008-09

City and County Fund Summaries

City of Wildomar
Year End Financial Report

Fund Summary's

July 2008 - June 2009

	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
General Fund				
City of Wildomar				
Revenues-General Fund	$ 4,941,092	$ 4,834,979	$ 106,113	2%
Expenses-General Fund	3,695,686	3,941,700	246,014	6%
Net Surplus or (Deficit)	**1,245,406**	**893,279**	**352,127**	**39%**
Riverside County				
Revenues-General Fund	4,400,902	4,441,919	(41,017)	-1%
Expenses-General Fund	5,795,278	6,017,031	221,753	4%
Net Surplus or (Deficit)	**(1,394,376)**	**(1,575,112)**	**180,736**	**-11%**
Total City and County				
Revenues	9,341,994	9,276,898	65,096	1%
Expenditures	9,490,964	9,958,731	467,767	5%
Net Surplus or (Deficit)	**(148,970)**	**(681,833)**	**532,863**	**78%**
Other Financing Sources (Co. Loan)	**(1,394,376)**	**(1,575,112)**	**180,736**	**-11%**

FY 2008-09 Summary of Transistion Year Fiscal Activity

(Pre-Year End Audit/Negotiation)

	City and County			
		F-Y-T-D 6/30/09		Varinace
	CFA	Actuals	Budget	Favorable
Property Tax	$ 3,714,262	$ 3,589,773	$ 3,646,580	(56,807)
Sales & Use Tax	1,040,419	894,454	804,030	90,424
Property Tax in Lieu of Sales Tax	462,409	440,326	462,409	(22,083)
Property Transfer Tax	184,908	130,518	125,000	5,518
Motor Vehicle in Lieu Fees (AB 1602)	2,869,715	2,555,318	2,559,000	(3,682)
Off Highway Vehicle License Fees	920	-	900	(900)
Franchise Fees	585,833	433,365	585,800	(152,435)
Abandoned Properties	-	1,610	-	1,610
Community Development Fees	595,792	-	-	0
Engineering/Building & Safety Fees	1,463,636	85,552	86,800	(1,248)
Transfer from Road Fund	11,718	-	-	0
Animal Control Fees	183,026	27,792	28,900	(1,108)
Fines & Forfeitures	208,428	149,272	121,000	28,272
Misc. Revenues	68,965	1,258	1,900	(642)
County Augmentation	237,579	237,579	237,579	0
Business License Registration	-	6,390	4,000	2,390
Developer Revenue	-	773,722	600,000	173,722
Special Event Revenue	-	6,090	1,000	5,090
Subtotal	11,627,610	9,333,019	9,264,898	68,121
Interest Income	46,380	8,975	12,000	(3,025)
Revenue Subtotal With Interest Income	**11,673,990**	**9,341,994**	**9,276,898**	**65,096**
Other Financing Sources (5 year County Repayment)	617,675	1,394,376	1,575,112	(180,736)
Revenue Total.....GENERAL FUND	***12,291,665***	***10,736,371***	***10,852,010***	***(115,639)***
Expenditures				
City Council	58,600	112,977	142,000	29,023
City Manager	331,225	600,399	616,000	15,601
City Clerk	126,960	182,371	156,000	(26,371)
City Attorney	207,500	451,430	450,000	(1,430)
Finance	158,455	263,755	332,500	68,745
Non-Departmental	417,575	472,713	478,600	5,887
Community Development/ Code Enf. Planning	947,078	1,481,434	1,451,600	(29,834)
Engineering/Building & Safety/Public Works	1,492,378	212,843	465,000	252,157
Animal Control	260,531	152,210	100,000	(52,210)
Law Enforcement	3,932,348	3,983,348	3,932,348	(51,000)
Fire Protection	1,834,683	1,412,650	1,834,683	422,033
Community Services/Parks and Recreation	-	32,625	-	(32,625)
County-CAO Transistion Team	-	8,312	-	(8,312)
County-Auditor Controller (prop tax admin)	-	36,323	-	(36,323)
County- EDA Graffitti Abatement	-	21,181	-	(21,181)
County TMLA Administration/Environmental	-	16,232	-	(16,232)
County- Environ Health/Vector Control/Waste	-	50,162	-	(50,162)
Subtotal	9,767,333	9,490,965	9,958,731	**467,766**
Contingency for Expenditures	158,947	-	-	0
Expend. Total.....GENERAL FUND	***9,926,280***	***9,490,965***	***9,958,731***	***467,766***
General Fund Operating Surplus (Deficit), Excluding "Other Financing Sources"	***1,747,711***	***(148,970)***	***(681,833)***	***532,863***
General Fund Operating Surplus	***2,365,386***	***1,245,406***	***893,279***	***352,127***
General Fund Operating Reserve	2,365,386	1,245,406	893,279	352,127
Required Operating Reserve (10% of Expenditures)	174,841	369,569	394,170	24,601
Excess Reserve	**2,190,544**	**875,838**	**499,109**	**376,729**

City of Wildomar
Year End Financial Report

Fund Summary's

July 2008 - June 2009

	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Road Funds				
City of Wildomar				
Revenues-Gas Tax, AQMD,TRCP, Meas. A	1,475,212	1,195,808	279,404	23%
Expenses-Gas Tax, AQMD, TRCP, Meas. A	303,184	630,000	326,816	52%
Net Surplus or (Deficit)	1,172,028	565,808	606,220	-107%
Riverside County				
Revenues-TMLA Transporation	-	-	-	0%
Expenses-Transporation	383,243	1,101,513	718,270	65%
Net Surplus or (Deficit)	(383,243)	(1,101,513)	(718,270)	-65%
Total City and County				
Revenues	1,475,212	1,195,808	279,404	23%
Expenditures	686,427	1,731,513	1,045,086	60%
Net Surplus or (Deficit)	**788,785**	**(535,705)**	**1,324,490**	**247%**
Other Financing Sources (Co. Loan)	(383,243)	(1,101,513)	(718,270)	(1)

City of Wildomar
Year End Financial Report
Fund Summary's
July 2008 - June 2009

	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Development Impact Fees				
42 3153 1 Development Impact Fee	77,916	0	77,916	0
45 3260 1 DIF Interest Income	0	0	0	0
Total Revenue	77,916	0	77,916	0
28 490 1 Measure A Transfer to GF	0	0	0	
Reserve/Fund Balance		77,916	77,916	
Gas Tax Fund				
20 3130 1 GTSIF Section 2105 GT	228,217	360,000	(131,783)	-37%
20 3131 1 GTSIF Section 2106 GT	139,767	180,000	(40,233)	-22%
20 3132 1 GTSIF Section 2107 GT	303,870	390,000	(86,130)	-22%
20 3133 1 GTSIF Section 2107.5	6,000	6,000	-	0%
20 3260 1 GTSIF Interest Income	3,329	5,000	(1,671)	-33%
	0		-	0%
Total Gas Tax Revenue	681,183	941,000	(259,817)	-28%
20 450 25 GTSIF Contractrual S.	303,184	630,000	326,816	52%
Total Gas Tax Expense	303,184	630,000	326,816	52%
Net Surplus or (Deficit)	377,999	311,000 $	66,999	22%
20 490 1 GTSIF Transfer to GF	-	80,000	80,000	
Reserve/Fund Balance		231,000	146,999	
AQMD Fund				
25 3130 1 AQMD AB2766 - Subvention Fund	35,773	21,000	14,773	70%
25 3260 1 AQMD AB2766 - Interest	83	100	(17)	0%
Total Revenue	35,856	21,100	14,756	70%
25 490 1 AQMD Transfer to GF	0	1,100	1,100	
Reserve/Fund Balance	35,856	20,000	15,856	

City of Wildomar
Year End Financial Report
Fund Summary's
July 2008 - June 2009

	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Measure A				
28 3153 1 Measure 'A' Revenue	495,289	0	495,289	0
28 3260 1 Measure 'A' Interest Income	875	0	875	0
Total Revenue	496,163	0	496,163	0
28 490 1 Measure A Transfer to GF	0	0	0	
Reserve/Fund Balance	496,163	0	496,163	
TCRP (Prop 42) Fund				
30 3153 1 Traffic Congestion	260,869	232,208	28,661	12%
30 3260 1 Traff Cong Int Inc	1,140	1,500	-360	0%
Total Revenue	262,009	233,708	28,301	12%
30 490 1 TCRP Transfer to GF	0	11,600	11,600	
Reserve/Fund Balance	262,009	222,108	39,901	

Exhibit B

FY 2008-09

City of Wildomar Summaries

&

Detail by Fund

FY 2008-09 Summary of Transistion Year Fiscal Activity

(Pre-Year End Audit/Negotiation)

	CFA	City of Wildomar F-Y-T-D 6/30/09 Actuals	Budget	Varinace Favorable
Property Tax	$ -	$ -	$ -	0
Sales & Use Tax	693,613	603,026	542,000	61,026
Property Tax in Lieu of Sales Tax	-	-	-	0
Property Transfer Tax	184,908	130,518	125,000	5,518
Motor Vehicle in Lieu Fees (AB 1602)	2,869,715	2,555,318	2,559,000	(3,682)
Off Highway Vehicle License Fees	920	-	900	(900)
Franchise Fees	-	415,941	585,800	(169,859)
Abandoned Properties	-	1,610	-	1,610
Community Development Fees	-	-	-	0
Engineering/Building & Safety Fees	-	85,552	86,800	(1,248)
Transfer from Road Fund	11,718	-	-	0
Animal Control Fees	-	-	-	0
Fines & Forfeitures	-	115,113	79,000	36,113
Misc. Revenues	68,965	1,258	1,900	(642)
County Augmentation	237,579	237,579	237,579	0
Business License Registration	-	6,390	4,000	2,390
Developer Revenue	-	773,722	600,000	173,722
Special Event Revenue	-	6,090	1,000	5,090
Subtotal	4,067,418	4,932,117	4,822,979	109,138
Interest Income	46,380	8,975	12,000	(3,025)
Revenue Subtotal With Interest Income	**4,113,798**	**4,941,092**	**4,834,979**	**106,113**
Other Financing Sources (5 year County Repayment)	617,675	1,394,376	1,575,112	(180,736)
Revenue Total.....GENERAL FUND	***4,731,473***	***6,335,469***	***6,410,091***	***(74,622)***
Expenditures				
City Council	58,600	112,977	142,000	29,023
City Manager	331,225	600,399	616,000	15,601
City Clerk	126,960	182,371	156,000	(26,371)
City Attorney	207,500	451,430	450,000	(1,430)
Finance	158,455	263,755	332,500	68,745
Non-Departmental	417,575	472,713	478,600	5,887
Community Development/ Code Enf. Planning	86,060	1,373,338	1,426,600	53,262
Engineering/Building & Safety/Public Works	203,090	206,078	340,000	133,922
Animal Control	-	-	-	0
Law Enforcement	-	-	-	0
Fire Protection	-	-	-	0
Community Services/Parks and Recreation	-	32,625	-	(32,625)
County-CAO Transistion Team	-	-	-	0
County-Auditor Controller (prop tax admin)	-	-	-	0
County- EDA Graffitti Abatement	-	-	-	0
County TMLA Administration/Environmental	-	-	-	0
County- Environ Health/Vector Control/Waste	-	-	-	0
Subtotal	1,589,465	3,695,686	3,941,700	**246,014**
Contingency for Expenditures	158,947	-	-	0
Expend. Total.....GENERAL FUND	***1,748,412***	***3,695,686***	***3,941,700***	***246,014***
General Fund Operating Surplus (Deficit), Excluding "Other Financing Sources"	***2,365,387***	***1,245,406***	***893,279***	***352,127***
General Fund Operating Surplus	***2,983,062***	***2,639,783***	***2,468,391***	***171,392***
General Fund Operating Reserve	2,983,062	2,639,783	2,468,391	171,392
Required Operating Reserve (10% of Expenditures)	174,841	369,569	394,170	24,601
Excess Reserve	**2,808,220**	**2,270,214**	**2,074,221**	**195,993**

City of Wildomar
Year End
July 2008 to June 2009

Activity by Account	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Revenues-General Fund-- City				
10 3100 1 Sales & Use Tax	$ 603,026.22	$ 542,000.00	$ (61,026.22)	-11.26%
10 3110 1 Property Transfer Tax	130,517.69	125,000.00	(5,517.69)	-4.41%
10 3116 1 Bus. License Regist.	6,390.00	4,000.00	(2,390.00)	-59.75%
10 3150 1 Motor Veh ILO Fees	2,555,317.86	2,559,000.00	3,682.14	0.14%
Off Highway Veh Fees	0.00	900.00	900.00	100.00%
10 3152 1 County Augmentation	237,579.00	237,579.00	-	0.00%
10 3202 1 Abandoned Prop Registration	1,610.00	-	(1,610.00)	0.00%
10 3212 1 Build. & Safety Fees	85,466.54	86,800.00	1,333.46	1.54%
10 3218 1 Building Standards Fee	37.44	-	(37.44)	0.00%
10 3219 1 SMIP	48.27	-	(48.27)	0.00%
10 3220 1 Franchise Fees - Solid Waste	72,014.05	150,000.00	77,985.95	51.99%
10 3221 1 Franchise Fees - Elec	110,206.15	150,000.00	39,793.85	26.53%
10 3224 1 Franchise Fees - Cable	95,560.68	135,800.00	40,239.32	29.63%
10 3225 1 Franchise Fees - Telecommunications	138,160.52	150,000.00	11,839.48	7.89%
10 3240 1 Developer Revenue	773,721.87	600,000.00	(173,721.87)	-28.95%
10 3250 1 Fines & Forfeitures	115,112.65	79,000.00	(36,112.65)	-45.71%
10 3260 1 Interest Income	8,975.11	12,000.00	3,024.89	25.21%
10 3270 1 Special Event Rev	6,090.00	1,000.00	(5,090.00)	-509.00%
10 3800 1 Misc. Revenues	1,258.40	1,900.00	641.60	33.77%
Total General Fund Revenue	**4,941,092.45**	**4,834,979.00**	**106,113.45**	2.19%

City of Wildomar
Year End
July 2008 to June 2009

Activity by Account	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Expenses-General Fund-- City				
City Council				
10 411 13 Stipends	$ 19,478.50	$ 19,500.00	$ 21.50	0.11%
10 411 14 Benefits	53,650.50	57,000.00	3,349.50	5.88%
10 411 15 PERS	610.82	1,000.00	389.18	38.92%
10 411 20 Travel/Meetings	22,686.47	29,500.00	6,813.53	23.10%
10 411 21 Utilities	4,184.98	5,000.00	815.02	16.30%
10 411 23 Supplies/Services	12,366.12	30,000.00	17,633.88	58.78%
City Council Total	**112,977.39**	**142,000.00**	**29,022.61**	20.44%
City Manager's Office				
10 412 20 Travel/Meetings	16,220.14	23,000.00	6,779.86	29.48%
10 412 23 Supplies/Services	23,018.22	30,000.00	6,981.78	23.27%
10 412 25 Contractual Services	561,160.56	563,000.00	1,839.44	0.33%
City Manager's Office Total	**600,398.92**	**616,000.00**	**15,601.08**	2.53%
City Clerk's Office				
10 413 10 Salaries	10,467.62	10,800.00	332.38	3.08%
10 413 14 Benefits	1,169.70	2,000.00	830.30	41.52%
10 411 15 PERS	790.41	1,000.00	209.59	20.96%
10 413 20 Travel	2,462.60	1,000.00	(1,462.60)	-146.26%
10 413 23 Supplies/Services	57,816.78	28,600.00	(29,216.78)	-102.16%
10 413 25 Contractual Services	96,105.00	99,000.00	2,895.00	2.92%
10 413 30 Elections	13,558.50	13,600.00	41.50	0.31%
City Clerk's Office Total	**182,370.61**	**156,000.00**	**(26,370.61)**	-16.90%
10 414 27 Legal Services-***City Attorney's Office To***	451,430.35	**450,000.00**	**(1,430.35)**	-0.32%
Finance Department				
10 420 20 Travel/Meetings	6,412.18	8,500.00	2,087.82	24.56%
10 420 23 Supplies/Services	6,274.78	10,000.00	3,725.22	37.25%
10 420 25 Contractual Services	251,067.99	314,000.00	62,932.01	20.04%
Finance Department Total	**263,754.95**	**332,500.00**	**68,745.05**	20.68%

City of Wildomar
Year End
July 2008 to June 2009

Activity by Account	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Community Development Dept.				
10 430 10 Salaries	450.00	500.00	50.00	10.00%
10 430 13 Stipends	2,550.00	4,000.00	1,450.00	36.25%
10 430 23 Supplies/Services	18,648.76	19,100.00	451.24	2.36%
10 430 25 Contractual Services	1,350,379.23	1,400,000.00	49,620.77	3.54%
10 430 52 Equipment	1,258.02	3,000.00	1,741.98	58.07%
Community Development Total	**1,373,286.01**	**1,426,600.00**	**53,313.99**	3.74%
10 440 21 Supplies/Services (mischarged)	**51.72**	-	(51.72)	0.00%
Public Works/Engineering				
10 450 23 Supplies/Services	2,122.49	3,000.00	877.51	29.25%
10 450 26 AB939 & NPDES	0.00	65,000.00	65,000.00	100.00%
10 450 25 Contractual Services	203,955.57	265,000.00	61,044.43	23.04%
10 450 52 Equipment	0.00	7,000.00	7,000.00	100.00%
Public Works/Engineering Total	**206,078.06**	**340,000.00**	**133,921.94**	39.39%
Community Services Department				
10 470 20 Travel/Meetings	912.62	-	(912.62)	0.00%
10 470 23 Supplies/Services	1,999.88	-	(1,999.88)	0.00%
10 470 25 Contractual Services	29,712.35	-	(29,712.35)	0.00%
Community Services Department Total	**32,624.85**	**-**	**(32,624.85)**	0.00%
Non-Departmental/Facilities				
10 480 21 Utilities	11,988.60	15,000.00	3,011.40	20.08%
10 480 23 Misc. Serv./Supplies	77,216.59	85,000.00	7,783.41	9.16%
10 480 25 Contractual Services	30,571.15	26,000.00	(4,571.15)	-17.58%
10 480 28 LAFCO Fee	0.00	2,600.00	2,600.00	100.00%
10 480 29 Insurance	59,034.25	37,000.00	(22,034.25)	-59.55%
10 480 32 City Hall Lease & Ops	234,820.74	255,000.00	20,179.26	7.91%
10 480 51 Furniture & Fixtures	59,081.93	58,000.00	(1,081.93)	-1.87%
Non-Departmental/Facilities Total	**472,713.26**	**478,600.00**	**(4,908.07)**	-1.03%
Total Expenditures	**$ 3,695,686.12**	**$ 3,941,700.00**	**$ 246,013.88**	**6.24%**
Net Surplus or (Deficit)	**$ 1,245,406.33**	**$ 893,279.00**	**$ 352,127.33**	**39.42%**
Transfers to General Fund from Other Funds	92,700.00	92,700.00		
Total Fund Balance	**$ 1,338,106.33**	**$ 985,979.00**		
Percent of Total Expenditures	**36%**	**25%**		

City of Wildomar
Year End
July 2008 to June 2009

Activity by Account	FYTD Actuals at 6-30-09	Budget	Variance $ Favorable (Unfavorable)	Variance % Favorable (Unfavorable)
Gas Tax Fund				
20 3130 1 GTSIF Section 2105 GT	124,109.80	360,000.00	-	360,000.00
20 3131 1 GTSIF Section 2106 GT	75,536.26	180,000.00	-	180,000.00
20 3132 1 GTSIF Section 2107 GT	162,472.91	390,000.00	-	390,000.00
20 3133 1 GTSIF Section 2107.5	6,000.00	6,000.00	-	6,000.00
20 3260 1 GTSIF Interest Income	718.92	5,000.00	-	5,000.00
	0.00			
Total Gas Tax Revenue	**368,837.89**	**941,000.00**	**-**	**941,000.00**
20 450 25 GTSIF Contractrual S.	114,785.00	630,000.00	-	630,000.00
Total Gas Tax Expense	114,785.00	630,000.00	0.00	630,000.00
Net Surplus or (Deficit)	**$ 254,052.89**	**$ 311,000.00**	**$ 0.00**	**$ 311,000.00**
20 490 1 GTSIF Transfer to GF	80,000.00	-	80,000.00	80,000.00
Reserve/Fund Balance				**231,000.00**
AQMD Fund				
25 3130 1 AQMD AB2766 - Subvention Fund	11,004.71	21,000.00	21,000.00	42,000.00
25 3260 1 AQMD AB2766 - Interest	0.00	-	100.00	100.00
Total Revenue	11,004.71	21,000.00	21,100.00	42,100.00
25 490 1 AQMD Transfer to GF	1,100.00	-	1,100.00	1,100.00
Reserve/Fund Balance				**41,000.00**
TCRP (Prop 42) Fund				
30 3153 1 Traffic Congestion	132,144.78	232,208.00	64.00	232,272.00
30 3260 1 Traff Cong Int Inc	169.22	1,500.00	1,500.00	3,000.00
Total Revenue	132,314.00	233,708.00	1,564.00	235,272.00
30 490 1 TCRP Transfer to GF	11,600.00	-	11,600.00	11,600.00
Reserve/Fund Balance				**223,672.00**

Exhibit C

FY 2008-09

Riverside County Summaries By Service

FY 2008-09 Summary of Transistion Year Fiscal Activity

(Pre-Year End Audit/Negotiation)

	CFA	Riverside County F-Y-T-D 6/30/09 Actual	Riverside County F-Y-T-D 6/30/09 Budget	Varinace Favorable
Property Tax	$ 3,714,262	$ 3,589,773	$ 3,646,580	(56,807)
Sales & Use Tax	346,806	291,428	262,030	29,398
Property Tax in Lieu of Sales Tax	462,409	440,326	462,409	(22,083)
Property Transfer Tax	-	-	-	0
Motor Vehicle in Lieu Fees (AB 1602)	-	-	-	0
Off Highway Vehicle License Fees	-	-	-	0
Franchise Fees	585,833	17,424	-	17,424
Abandoned Properties	-	-	-	0
Community Development Fees	595,792	-	-	0
Engineering/Building & Safety Fees	1,463,636	-	-	0
Transfer from Road Fund	-	-	-	0
Animal Control Fees	183,026	27,792	28,900	(1,108)
Fines & Forfeitures	208,428	34,159	42,000	(7,841)
Misc. Revenues	-	-	-	0
County Augmentation	-	-	-	0
Business License Registration	-	-	-	0
Developer Revenue	-	-	-	0
Special Event Revenue	-	-	-	0
Subtotal	7,560,192	4,400,902	4,441,919	(41,017)
Interest Income	-	-	-	0
Revenue Subtotal With Interest Income	**7,560,192**	**4,400,902**	**4,441,919**	**(41,017)**
Other Financing Sources (5 year County Repayment)				0
Revenue Total.....GENERAL FUND	***7,560,192***	***4,400,902***	***4,441,919***	***(41,017)***
Expenditures				
City Council	-	-	-	0
City Manager	-	-	-	0
City Clerk	-	-	-	0
City Attorney	-	-	-	0
Finance	-	-	-	0
Non-Departmental	-	-	-	0
Community Development/ Code Enf. Planning	861,018	108,096	25,000	(83,096)
Engineering/Building & Safety/Public Works	1,289,288	6,765	125,000	118,235
Animal Control	260,531	152,210	100,000	(52,210)
Law Enforcement	3,932,348	3,983,348	3,932,348	(51,000)
Fire Protection	1,834,683	1,412,650	1,834,683	422,033
Community Services/Parks and Recreation	-	-	-	0
County-CAO Transistion Team	-	8,312	-	(8,312)
County-Auditor Controller (prop tax admin)	-	36,323	-	(36,323)
County- EDA Graffitti Abatement	-	21,181	-	(21,181)
County TMLA Administration/Environmental	-	16,232	-	(16,232)
County- Environ Health/Vector Control/Waste	-	50,162	-	(50,162)
Subtotal	8,177,868	5,795,278	6,017,031	**221,753**
Contingency for Expenditures	-	-	-	0
Expend. Total.....GENERAL FUND	***8,177,868***	***5,795,278***	***6,017,031***	***221,753***
General Fund Operating Surplus (Deficit), Excluding "Other Financing Sources"	***(617,676)***	***(1,394,376)***	***(1,575,112)***	***180,736***
General Fund Operating Surplus	***(617,676)***	***(1,394,376)***	***(1,575,112)***	***180,736***
General Fund Operating Reserve	(617,676)	(1,394,376)	(1,575,112)	180,736
Required Operating Reserve (10% of Expenditures)				0
Excess Reserve	**(617,676)**	**(1,394,376)**	**(1,575,112)**	**180,736**

City of Wildomar
Summary of Riverside County Services
Expenditures and Revenues
for the 12 Months Ended June 30, 2009

	Expenditures			Revenues		
	Actuals at 06/30/09	Annual Budget	% of Budget Expended	Actuals at 06/30/09	Annual Budget	% of Budget Recieved
General Fund	(a)	(b)	©	(d)	(e)	(f)
Auditor-Controller	$ 36,322.71	$ -	No Budget	$ 3,589,773.27	$ 3,646,580.00	98%
CHA -Animal Control Services	152,209.85	100,000.00	152%	27,792.10	28,900.00	96%
CHA- Environmental Health Vector Control/Waste	50,161.94	-	No Budget	-	-	No Budget
EDA Graffiti Abatement	21,181.00	-	No Budget	-	-	No Budget
Fire Department	1,412,649.85	1,834,683.00	77%	-	-	No Budget
Sheriff	3,905,336.99	3,932,348.00	99%	34,159.00	42,000.00	81%
Sheriff Misc Direct Charges	78,011.22	-	No Budget	-	-	No Budget
Total Sheriff	3,983,348.21	3,932,348.00	101%	34,159.00	42,000.00	81%
TMLA - Administration	13,648.10	-	No Budget	-	-	No Budget
TMLA - Building and Safety	6,764.97	125,000.00	5%	-	-	No Budget
TMLA - Code Enforcement	45,976.20	25,000.00	184%	-	-	Budget in Planning
TMLA - Environmental Programs	2,583.50	-	No Budget	-	-	No Budget
TMLA Planning	62,120.10	-	No Budget	-	-	No Budget
Total TMLA	131,092.87	150,000.00	87%	-	-	No Budget
CEO - Sales Tax	-	-	No Budget	291,428.00	262,030.00	111%
EO - Transition Team	8,312.03	-	No Budget	-	-	No Budget
In lieu Sales Tax (triple flip)	-	-	No Budget	440,326.00	462,409.00	95%
Franchise Fees	-	-	No Budget	17,423.59	-	No Budget
Total General Fund	$ 5,795,278.46	$ 6,017,031.00	96%	$ 4,400,901.96	$ 4,441,919.00	99%
Net of Expense less Revenue (Loan)				*1,394,376.50*	*1,576,112.00*	
Road Fund						
TMLA - Transportation	383,243.00	1,101,513.00	35%	-	-	No Budget
Net of Expense less Revenue (Loan)				*383,243.00*	*1,101,513.00*	
Total County Transistion Year	$ 6,178,521.46	$ 7,118,544.00	87%	$ 4,400,901.96	$ 4,441,919.00	99%
Net of Expense less Revenue (Loan)				*1,777,619.50*	*2,676,625.00*	

City of Wildomar
Riverside County Services
Expenditures and Revenues
for the 12 Months Ended June 30, 2009

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total Year	Annual Budget	Budget Variance Favorable (Unfavaorable)	Budget Variance Percent Favorable (Unfavorable)
	(a)	(b)	©	(d)	(e)	(f)	(g)	(h)
Auditor-Controller								
Revenue (Property Tax)	$ 911,644.99	$ 911,644.99	$ 911,644.99	$ 897,336.00	$ 3,632,270.97	$ 3,646,580.00	($14,309.03)	(0.39%)
(Expense)	(9,116.45)	(9,116.45)	(9,116.45)	(8,973.36)	(36,322.71)	0.00	(36,322.71)	No Budget
Net Revenue (Expense)	902,528.54	902,528.54	902,528.54	888,362.64	3,595,948.26	3,646,580.00	(50,631.74)	(1.39%)
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	(42,497.70)	(42,497.70)		(42,497.70)	No Budget
Net Quarter Activity Revenue (Expense)	902,528.54	902,528.54	902,528.54	845,864.94	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	902,528.54	1,805,057.08	2,707,585.62	3,553,450.56	3,553,450.56	3,646,580.00	(93,129.44)	(2.55%)
CHA -Animal Control Services								
Revenue	$ 6,297.00	$ 3,973.00	$ 6,728.00	$ 9,895.00	$ 26,893.00	$ 28,900.00	($2,007.00)	(6.94%)
(Expense)	(24,629.25)	(42,567.64)	(25,225.66)	(59,787.30)	(152,209.85)	(100,000.00)	(52,209.85)	(34.30%)
Net Revenue (Expense)	(18,332.25)	(38,594.64)	(18,497.66)	(49,892.30)	(125,316.85)	(71,100.00)	(54,216.85)	(43.26%)
Prior Quarter Adjustments: Revenue (Expense)	449.55	449.55	0.00	0.00	899.10	0.00	899.10	No Budget
Net Quarter Activity Revenue (Expense)	(17,882.70)	(38,145.09)	(18,497.66)	(49,892.30)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(17,882.70)	(56,027.79)	(74,525.45)	(124,417.75)	(124,417.75)	(71,100.00)	(53,317.75)	(74.99%)
CHA- Environmental Health Vector Control/Waste								
Revenue	$ -	$ -	$ 86,923.50	$ -	$ 86,923.50		$86,923.50	No Budget
(Expense)	(9,835.34)	(1,454.50)	(2,831.88)	(7,812.27)	(21,933.99)	0.00	(21,933.99)	No Budget
Net Revenue (Expense)	(9,835.34)	(1,454.50)	84,091.62	(7,812.27)	64,989.51	0.00	64,989.51	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	(115,151.45)	(115,151.45)		(115,151.45)	No Budget
Net Quarter Activity Revenue (Expense)	(9,835.34)	(1,454.50)	84,091.62	(122,963.72)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(9,835.34)	(11,289.84)	72,801.78	(50,161.94)	(50,161.94)	-	(50,161.94)	No Budget
EDA Graffiti Abatement						-		
Revenue					$ -		$0.00	No Budget
(Expense)	(7,129.36)	(4,816.14)	(4,784.74)	(4,450.76)	(21,181.00)	0.00	(21,181.00)	No Budget
Net Revenue (Expense)	(7,129.36)	(4,816.14)	(4,784.74)	(4,450.76)	(21,181.00)	0.00	(21,181.00)	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	(7,129.36)	(4,816.14)	(4,784.74)	(4,450.76)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(7,129.36)	(11,945.50)	(16,730.24)	(21,181.00)	(21,181.00)	-	(21,181.00)	No Budget
Executive Office						-		
Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$0.00	No Budget
(Expense)	(8,235.30)	0.00	0.00	(76.73)	(8,312.03)	0.00	(8,312.03)	No Budget
Net Revenue (Expense)	(8,235.30)	0.00	0.00	(76.73)	(8,312.03)	0.00	(8,312.03)	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	(8,235.30)	0.00	0.00	(76.73)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(8,235.30)	(8,235.30)	(8,235.30)	(8,312.03)	(8,312.03)	-	(8,312.03)	No Budget
Franchise Fee Revenue						-		
Revenue	$ -	$ -	$ -	$ 17,423.59	$ 17,423.59	$ -	$17,423.59	No Budget
(Expense)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No Budget
Net Revenue (Expense)	0.00	0.00	0.00	17,423.59	17,423.59	0.00	17,423.59	No Budget
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	0.00	0.00	0.00	17,423.59	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	0.00	0.00	0.00	17,423.59	17,423.59	-	17,423.59	No Budget
Fire Department								
Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$0.00	No Budget
(Expense)	(325,114.63)	(453,189.92)	(300,784.13)	(216,276.28)	(1,295,364.96)	(1,834,683.00)	539,318.04	11.79%
Net Revenue (Expense)	(325,114.63)	(453,189.92)	(300,784.13)	(216,276.28)	(1,295,364.96)	(1,834,683.00)	539,318.04	29.40%
Prior Quarter Adjustments: Revenue (Expense)	0.00	(117,284.89)	0.00	0.00	(117,284.89)		(117,284.89)	No Budget
Net Quarter Activity Revenue (Expense)	(325,114.63)	(570,474.81)	(300,784.13)	(216,276.28)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(325,114.63)	(895,589.44)	(1,196,373.57)	(1,412,649.85)	(1,412,649.85)	(1,834,683.00)	422,033.15	23.00%

City of Wildomar
Riverside County Services
Expenditures and Revenues
for the 12 Months Ended June 30, 2009

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total Year	Annual Budget	Budget Variance Favorable (Unfavaorable)	Budget Variance Percent Favorable (Unfavorable)
	(a)	(b)	©	(d)	(e)	(f)	(g)	(h)
Sales Tax and Property Tax In Lieu								
Revenue-Sales Tax	$ 291,428.00	$ -	$ -	$ -	$ 291,428.00	$ 262,030.00	$29,398.00	11.22%
Revenue- Property Tax In Lieu Sales Tax	0.00	0.00	0.00	440,326.00	440,326.00	462,409.00	(22,083.00)	(4.78%)
Net Revenue (Expense)	291,428.00	0.00	0.00	440,326.00	731,754.00	724,439.00	7,315.00	1.01%
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	291,428.00	0.00	0.00	440,326.00	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	291,428.00	291,428.00	291,428.00	731,754.00	731,754.00	724,439.00	7,315.00	1.01%
Sheriff and Sheriff Misc Direct Charges								
Revenue	$ 11,119.00	$ 9,902.00	$ 7,152.00	$ 5,986.00	$ 34,159.00	$ 42,000.00	($7,841.00)	(18.67%)
(Expense) Sheriff	(736,869.84)	(1,160,346.83)	(775,883.14)	(1,232,237.18)	(3,905,336.99)	(3,932,348.00)	27,011.01	0.69%
(Expense) Sheriff Misc Direct Charges	0.00	(13,697.35)	(22,077.14)	(39,128.00)	(74,902.49)	0.00	(74,902.49)	No Budget
Net Revenue (Expense)	(725,750.84)	(1,164,142.18)	(790,808.28)	(1,265,379.18)	(3,946,080.48)	(3,890,348.00)	(55,732.48)	(1.43%)
Prior Quarter Adjustments: Revenue (Expense)	0.00	0.00	0.00	(3,108.73)	(3,108.73)		(3,108.73)	No Budget
Net Quarter Activity Revenue (Expense)	(725,750.84)	(1,164,142.18)	(790,808.28)	(1,268,487.91)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(725,750.84)	(1,889,893.02)	(2,680,701.30)	(3,949,189.21)	(3,949,189.21)	(3,890,348.00)	(58,841.21)	(1.51%)
TMLA								
Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$0.00	No Budget
Administration (Expense & Adjustments)	(4,473.53)	(5,357.57)	(1,451.50)	(2,365.50)	(13,648.10)	0.00	(13,648.10)	No Budget
Building and Safety (Expense & Adjustments)	(4,924.20)	(768.87)	(360.40)	(711.50)	(6,764.97)	(125,000.00)	118,235.03	94.59%
Code Enforcement (Expense & Adjustments)	0.00	(33,599.34)	(6,043.96)	(6,332.90)	(45,976.20)	(25,000.00)	(20,976.20)	(83.90%)
Environmental Programs (Expense & Adjustments)	(82.50)	(285.00)	(1,475.00)	(741.00)	(2,583.50)	0.00	(2,583.50)	No Budget
Planning (Expense & Adjustments)	(22,877.16)	(31,729.84)	(4,089.60)	(3,423.50)	(62,120.10)	0.00	(62,120.10)	No Budget
Net Revenue (Expense)	(32,357.39)	(71,740.62)	(13,420.46)	(13,574.40)	(131,092.87)	(150,000.00)	18,907.13	12.60%
	0.00	0.00	0.00	0.00	0.00		0.00	No Budget
Net Quarter Activity Revenue (Expense)	(32,357.39)	(71,740.62)	(13,420.46)	(13,574.40)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(32,357.39)	(104,098.01)	(117,518.47)	(131,092.87)	(131,092.87)	(150,000.00)	18,907.13	12.60%
Total General Fund								
Revenue	$ 1,220,488.99	$ 925,519.99	$ 1,012,448.49	$ 1,370,968.59	$ 4,529,424.06	$ 4,441,919.00	$87,505.06	1.97%
(Expense)	(1,153,287.56)	(1,756,929.45)	(1,154,123.60)	(1,582,316.28)	(5,646,656.89)	(6,017,031.00)	370,374.11	6.16%
Net Revenue (Expense)	67,201.43	(831,409.46)	(141,675.11)	(211,349.69)	(1,117,232.83)	(1,575,112.00)	457,879.17	29.07%
Prior Quarter Adjustments: Revenue (Expense)	449.55	(116,835.34)	0.00	(160,757.88)	(277,143.67)	0.00	(277,143.67)	No Budget
Net Quarter Activity Revenue (Expense)	67,650.98	(948,244.80)	(141,675.11)	(372,107.57)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	67,650.98	(880,593.82)	(1,022,268.93)	(1,394,376.50)	(1,394,376.50)	(1,575,112.00)	180,735.50	11.47%
TLMA Transportation Road Fund								
Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$0.00	No Budget
(Expense)	(209,394.00)	(129,538.00)	(31,428.00)	(165,781.00)	(536,141.00)	(1,101,513.00)	565,372.00	51.33%
Net Revenue (Expense)	(209,394.00)	(129,538.00)	(31,428.00)	(165,781.00)	(536,141.00)	(1,101,513.00)	565,372.00	51.33%
Prior Quarter Adjustments: Revenue (Expense)	0.00	153,755.00	0.00	(857.00)	152,898.00	0.00	152,898.00	No Budget
Net Quarter Activity Revenue (Expense)	(209,394.00)	24,217.00	(31,428.00)	(166,638.00)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(209,394.00)	(185,177.00)	(216,605.00)	(383,243.00)	(383,243.00)	(1,101,513.00)	718,270.00	65.21%
Total All Funds								
Revenue	$ 1,220,488.99	$ 925,519.99	$ 1,012,448.49	$ 1,370,968.59	$ 4,529,424.06	$ 4,441,919.00	$87,505.06	30.86%
(Expense)	(1,362,681.56)	(1,886,467.45)	(1,185,551.60)	(1,748,097.28)	(6,182,797.89)	(7,118,544.00)	935,746.11	13.15%
Net Revenue (Expense)	(142,192.57)	(960,947.46)	(173,103.11)	(377,130.69)	(1,653,373.83)	(2,676,625.00)	1,023,251.17	38.23%
Prior Quarter Adjustments: Revenue (Expense)	449.55	38,919.66	0.00	(161,614.88)	(124,245.67)	0.00	0.00	No Budget
Net Quarter Activity Revenue (Expense)	(141,743.02)	(924,027.80)	(173,103.11)	(538,745.57)	0.00	0.00	0.00	No Budget
Fiscal Year to Date Net Revenue or (Expense)	(141,743.02)	(1,065,770.82)	(1,238,873.93)	(1,777,619.50)	(1,777,619.50)	(2,676,625.00)	1,023,251.17	38.23%

Exhibit D

FY 2009-10

City of Wildomar First Quarter Fund Summaries And Account Detail

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
General Fund Summary					
Revenues	$ 2,514,172	$ 9,355,800	$ (6,841,628)	$ 6,841,628	26.87%
Expenditures	$ 1,500,404	$ 9,029,900	$ (7,529,496)	$ 7,529,496	16.62%
Net Revenue (Exp)	**$ 1,013,769**	**$ 325,900**	**$ 687,869**		
Non-General Fund Summary					
Revenues	$ 1,129,919	$ 2,696,476	$ (1,566,557)	$ 1,566,557	41.90%
Expenditures	$ 368,246	$ 2,555,052	$ (2,186,806)	$ 2,186,806	14.41%
Net Revenue (Exp)	**$ 761,673**	**$ 141,424**	**$ 620,249**		
All City Funds					
Revenues	$ 3,644,092	$ 12,052,276	$ (8,408,184)	$ 8,408,184	30.24%
Expenditures	$ 1,868,650	$ 11,584,952	$ (9,716,302)	$ 9,716,302	16.13%
Net Revenue (Exp)	**$ 1,775,442**	**$ 467,324**	**$ 1,308,118**		

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

Revenues

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
10 3100 1 Sales & Use Tax	27,805.31	900,000.00	-872,194.69	872,194.69	3.09%
10 3101 1 Sales & Use Tax TFL	0.00	175,000.00	-175,000.00	175,000.00	0.00%
10 3102 1 Prop. Tax ILO Sales	0.00	350,000.00	-350,000.00	350,000.00	0.00%
10 3105 1 Property Tax	0.00	3,322,000.00	-3,322,000.00	3,322,000.00	0.00%
10 3110 1 Property Transfer Tax	22,119.71	150,000.00	-127,880.29	127,880.29	14.75%
10 3115 1 Business License Tax (deleted)	0.00	0.00	0.00	0.00	
10 3116 1 Bus. License Regist.	2,745.00	10,000.00	-7,255.00	7,255.00	27.45%
10 3150 1 Motor Veh ILO Fees	2,127,653.91	2,300,000.00	-172,346.09	172,346.09	92.51%
10 3151 1 Off Highway Veh Lic	0.00	1,000.00	-1,000.00	1,000.00	0.00%
10 3152 1 County Augmentation	0.00	237,000.00	-237,000.00	237,000.00	0.00%
10 3200 1 Planning Fees	0.00	0.00	0.00	0.00	
10 3201 1 Code Enforcement Fee	0.00	20,000.00	-20,000.00	20,000.00	0.00%
10 3202 1 Abandoned Prop Registration	2,100.00	0.00	2,100.00	-2,100.00	
10 3210 1 B&S/Engineering Fees	472.00	100,000.00	-99,528.00	99,528.00	0.47%
10 3211 1 Engineering Fees	0.00	45,000.00	-45,000.00	45,000.00	0.00%
10 3212 1 Build. & Safety Fees	21,150.05	514,400.00	-493,249.95	493,249.95	4.11%
10 3213 1 Building Stds, Adm. Fee, SB1473	0.00	0.00	0.00	0.00	
10 3218 1 Building Standards Fee	126.00	0.00	126.00	-126.00	
10 3219 1 SMIP	338.70	0.00	338.70	-338.70	
10 3220 1 Franchise Fees - Solid Waste	20,648.36	170,000.00	-149,351.64	149,351.64	12.15%
10 3221 1 Franchise Fees - Elec	0.00	150,000.00	-150,000.00	150,000.00	0.00%
10 3222 1 Franchise Fees - Gas	0.00	52,000.00	-52,000.00	52,000.00	0.00%
10 3223 1 Franchise Fees - Water	0.00	0.00	0.00	0.00	
10 3224 1 Franchise Fees - Cable	0.00	120,000.00	-120,000.00	120,000.00	0.00%
10 3225 1 Franchise Fees - Telecommunica	12,522.93	0.00	12,522.93	-12,522.93	
10 3226 1 Franchise Fees - Trash	0.00	0.00	0.00	0.00	
10 3230 1 Animal License Fees	0.00	30,000.00	-30,000.00	30,000.00	0.00%
10 3240 1 Developer Revenue	235,905.07	414,400.00	-178,494.93	178,494.93	56.93%
10 3250 1 Fines & Forfeitures	10,310.34	50,000.00	-39,689.66	39,689.66	20.62%
10 3251 1 Public Safety Revenue	4,557.00	0.00	4,557.00	-4,557.00	
10 3260 1 Interest Income	0.00	15,000.00	-15,000.00	15,000.00	0.00%
10 3270 1 Special Event Rev	16,924.20	15,000.00	1,924.20	-1,924.20	112.83%
10 3271 1 Parks & Recreation Revenue	124.00	0.00	124.00	-124.00	
10 3800 1 Misc. Revenues	8,669.66	215,000.00	-206,330.34	206,330.34	4.03%
10 3890 1 Other Financing Sourc	0.00	0.00	0.00	0.00	
10 3900 1 Transfer In Gas Tax	0.00	0.00	0.00	0.00	
Total General Fund Revenues	**$ 2,514,172.24**	**$ 9,355,800.00**	**-$ 6,841,627.76**	**$ 6,841,627.76**	**26.87%**

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

Expenditures-General Fund

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
City Council					
10 411 11 Payroll Tax Liability	234.76	3,600.00	-3,365.24	3,365.24	6.52%
10 411 13 Stipends	2,735.90	18,000.00	-15,264.10	15,264.10	15.20%
10 411 14 Health Benefits	21,167.15	77,000.00	-55,832.85	55,832.85	27.49%
10 411 15 PERS	-317.87	0.00	-317.87	317.87	
10 411 20 Travel/Meetings	1,362.14	22,900.00	-21,537.86	21,537.86	5.95%
10 411 21 Utilities	329.60	6,000.00	-5,670.40	5,670.40	5.49%
10 411 22 Membership Due	4,708.50	0.00	4,708.50	-4,708.50	
10 411 23 Supplies/Services	342.94	17,000.00	-16,657.06	16,657.06	2.02%
10 411 27 Legal Fees	4,324.00	0.00	4,324.00	-4,324.00	
Total	**34,887.12**	**144,500.00**	**-109,612.88**	**109,612.88**	24.14%
City Manager's Office					
10 412 10 Salaries	12,877.22	210,000.00	-197,122.78	197,122.78	6.13%
10 412 11 Payroll Tax Liability	5,522.93	0.00	5,522.93	-5,522.93	
10 412 12 Other Compensation	0.00	0.00	0.00	0.00	
10 412 14 Health Benefits	146.21	26,684.00	-26,537.79	26,537.79	0.55%
10 412 15 PERS	1,703.73	41,916.00	-40,212.27	40,212.27	4.06%
10 412 20 Travel/Meetings	4,150.57	6,000.00	-1,849.43	1,849.43	69.18%
10 412 22 Professional Memberships	1,474.96	0.00	1,474.96	-1,474.96	
10 412 23 Supplies/Services	5,053.20	33,300.00	-28,246.80	28,246.80	15.17%
10 412 25 Contractual Services	94,189.30	150,000.00	-55,810.70	55,810.70	62.79%
10 412 27 Legal Fees	3,043.50	0.00	3,043.50	-3,043.50	
10 412 52 Equipment	0.00	0.00	0.00	0.00	
Total	**128,161.62**	**467,900.00**	**-339,738.38**	**339,738.38**	27.39%
City Clerk's Office					
10 413 10 Salaries	12,070.86	74,000.00	-61,929.14	61,929.14	16.31%
10 413 11 Payroll Tax Liability	5,606.52	0.00	5,606.52	-5,606.52	
10 413 14 Health Benefits	2,083.75	23,030.00	-20,946.25	20,946.25	9.05%
10 413 15 - PERS (deleted)	0.00	0.00	0.00	0.00	
10 413 15 PERS	7,179.81	14,770.00	-7,590.19	7,590.19	48.61%
10 413 20 Travel/Meetings	0.00	2,000.00	-2,000.00	2,000.00	0.00%
10 413 23 Supplies/Services	74.91	17,600.00	-17,525.09	17,525.09	0.43%
10 413 24 - Legal Notices - City Clerk	837.30	0.00	837.30	-837.30	
10 413 25 Contractual Services	13,900.00	59,800.00	-45,900.00	45,900.00	23.24%
10 413 27 Legal Services	0.00	0.00	0.00	0.00	
10 413 30 Elections	0.00	0.00	0.00	0.00	
10 413 52 Equipment	0.00	0.00	0.00	0.00	
Total	**41,753.15**	**191,200.00**	**-149,446.85**	**149,446.85**	**0.98**

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
City Attorney's Office					
10 414 23 Supplies/Services	0.00	0.00	0.00	0.00	
10 414 24 Reimbursable Expenses	0.00	0.00	0.00	0.00	
10 414 27 Legal Services	57,880.42	300,000.00	-242,119.58	242,119.58	19.29%
Total	**57,880.42**	**300,000.00**	**-242,119.58**	**242,119.58**	19.29%
Finance Department					
10 420 10 Salaries	0.00	150,000.00	-150,000.00	150,000.00	0.00%
10 420 11 Payroll Tax Liability	0.00	0.00	0.00	0.00	
10 420 12 Other Compensation	0.00	0.00	0.00	0.00	
10 420 14 Health Benefits	0.00	25,860.00	-25,860.00	25,860.00	0.00%
10 420 15 PERS	0.00	29,940.00	-29,940.00	29,940.00	0.00%
10 420 20 Travel/Meetings	0.00	2,300.00	-2,300.00	2,300.00	0.00%
10 420 23 Supplies/Services	2,106.83	6,300.00	-4,193.17	4,193.17	33.44%
10 420 25 Contractual Services	54,130.00	169,600.00	-115,470.00	115,470.00	31.92%
10 420 27 Legal Services	0.00	0.00	0.00	0.00	
10 420 52 Equipment	0.00	0.00	0.00	0.00	
Total	**56,236.83**	**384,000.00**	**-327,763.17**	**327,763.17**	14.65%
Community Development Admin.					
10 430 10 Salaries	0.00	0.00	0.00	0.00	
10 430 13 Stipends	1,650.00	9,000.00	-7,350.00	7,350.00	18.33%
10 430 14 Benefits	0.00	0.00	0.00	0.00	
10 430 20 Travel/Meetings	20.00	1,000.00	-980.00	980.00	2.00%
10 430 23 Supplies/Services	956.14	500.00	456.14	-456.14	191.23%
10 430 25 Contractual Services	5,400.00	0.00	5,400.00	-5,400.00	
10 430 52 Equipment	0.00	0.00	0.00	0.00	
Total	**8,026.14**	**10,500.00**	**-2,473.86**	**2,473.86**	76.44%
Building and Safety					
10 431 20 Travel/Meetings - B&S	0.00	0.00	0.00	0.00	
10 431 23 Supplies/Services - B&S	953.74	8,000.00	-7,046.26	7,046.26	11.92%
10 431 24 Legal Notices - B&S	0.00	0.00	0.00	0.00	
10 431 25 Contractural Services - B&S	62,440.00	549,500.00	-487,060.00	487,060.00	11.36%
10 431 52 Equipment - B&S	0.00	0.00	0.00	0.00	
Total	**63,393.74**	**557,500.00**	**-494,106.26**	**494,106.26**	11.37%
Planning					
10 432 20 Travel/Meetings - Planning	0.00	0.00	0.00	0.00	
10 432 23 Supplies/Services - Planning	277.24	8,000.00	-7,722.76	7,722.76	3.47%
10 432 24 Legal Notices - Planning	1,215.00	0.00	1,215.00	-1,215.00	
10 432 25 Contractural Services - Planning	32,267.50	579,900.00	-547,632.50	547,632.50	5.56%
10 432 27 Legal Fees	29,746.96	0.00	29,746.96	-29,746.96	
10 432 52 Equipment - Planning	0.00	0.00	0.00	0.00	
Total	**63,506.70**	**587,900.00**	**-524,393.30**	**524,393.30**	10.80%
Deposit Based Projects					
10 433 25 Private Development Processing	140,738.70	0.00	140,738.70	-140,738.70	

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
Development Engineering					
10 434 20 Travel/Meetings - Dev. Eng.	0.00	0.00	0.00	0.00	
10 434 23 Supplies/Services - Dev. Eng.	0.00	1,000.00	-1,000.00	1,000.00	0.00%
10 434 25 Contractural Services - Dev. Eng	21,215.00	199,300.00	-178,085.00	178,085.00	10.64%
10 434 52 Equipment - Dev. Eng.	0.00	0.00	0.00	0.00	
Total	**21,215.00**	**200,300.00**	**-179,085.00**	**179,085.00**	10.59%
Code Enforcement					
10 435 20 Travel/Meetings - Code Enf.	0.00	0.00	0.00	0.00	
10 435 23 Supplies/Services - Code Enf.	1,547.98	3,000.00	-1,452.02	1,452.02	51.60%
10 435 24 Legal Notices - Code Enf.	0.00	0.00	0.00	0.00	
10 435 25 Contractural Services - Code Enf	20,135.00	130,000.00	-109,865.00	109,865.00	15.49%
10 435 27 Legal Fees	12,586.08	0.00	12,586.08	-12,586.08	
10 435 52 Equipment - Code Enf.	0.00	0.00	0.00	0.00	
Total	**34,269.06**	**133,000.00**	**-98,730.94**	**98,730.94**	25.77%
Development Engineering					
10 450 10 Salaries	0.00	0.00	0.00	0.00	
10 450 14 Benefits	0.00	0.00	0.00	0.00	
10 450 20 Travel/Meetings	0.00	0.00	0.00	0.00	
10 450 21 Utilities	1,441.12	0.00	1,441.12	-1,441.12	
10 450 23 Supplies/Services	20.50	40,000.00	-39,979.50	39,979.50	0.05%
10 450 25 Contractual Services	16,055.19	0.00	16,055.19	-16,055.19	
10 450 26 AB939 & NPDES	0.00	57,000.00	-57,000.00	57,000.00	0.00%
10 450 27 Legal Fees	4,676.50	0.00	4,676.50	-4,676.50	
10 450 52 Equipment	3,286.06	0.00	3,286.06	-3,286.06	
Total	**25,479.37**	**97,000.00**	**-71,520.63**	**71,520.63**	26.27%
Police					
10 461 23 Supplies/Services - Sheriff	29,578.06	281,441.00	-251,862.94	251,862.94	10.51%
10 461 25 Cont. Serv. - Sheriff	647,020.52	3,416,859.00	-2,769,838.48	2,769,838.48	18.94%
10 461 25 Contractural Services (deleted)	0.00	0.00	0.00	0.00	
Total	**676,598.58**	**3,698,300.00**	**-3,021,701.42**	**3,021,701.42**	18.29%
Fire					
10 465 23 Supplies/Services - Fire	1,136.76	10,000.00	-8,863.24	8,863.24	11.37%
10 465 25 Cont. Serv. - Fire	0.00	1,759,800.00	-1,759,800.00	1,759,800.00	0.00%
Total	**1,136.76**	**1,769,800.00**	**-1,768,663.24**	**1,768,663.24**	0.06%
Animal Control					
10 466 23 Supplies/Services - Animal Contr	0.00	0.00	0.00	0.00	
10 466 25 Cont. Serv. - Animal Control	15,000.00	125,000.00	-110,000.00	110,000.00	12.00%
Total	**15,000.00**	**125,000.00**	**-110,000.00**	**110,000.00**	12.00%
Emergency Prepardness					
10 467 20 Travel & Meeting - Emergency Pr	3,739.66	0.00	3,739.66	-3,739.66	
10 467 23 Supplies/Services - Emergency F	0.00	11,000.00	-11,000.00	11,000.00	0.00%
10 467 25 Cont. Serv. - Emergengy Prepare	4,915.00	12,000.00	-7,085.00	7,085.00	40.96%
Total	**8,654.66**	**23,000.00**	**-14,345.34**	**14,345.34**	37.63%

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
Community Services					
10 470 20 Travel and Meetings	0.00	1,000.00	-1,000.00	1,000.00	0.00%
10 470 21 Utilities	0.00	0.00	0.00	0.00	
10 470 23 Supplies & Services	7,377.03	61,300.00	-53,922.97	53,922.97	12.03%
10 470 25 Contractual Services	28,411.20	64,400.00	-35,988.80	35,988.80	44.12%
10 470 27 - Legal Notices - Comm. Services	0.00	0.00	0.00	0.00	
Total	**35,788.23**	**126,700.00**	**-90,911.77**	**90,911.77**	28.25%
Non-Departmental					
10 480 21 Utilities	6,654.25	24,000.00	-17,345.75	17,345.75	27.73%
10 480 23 Misc. Serv./Supplies	11,371.81	12,600.00	-1,228.19	1,228.19	90.25%
10 480 25 Contractual Services	15,718.18	20,200.00	-4,481.82	4,481.82	77.81%
10 480 27 Legal Fees	493.50	0.00	493.50	-493.50	
10 480 28 LAFCO Fee	0.00	3,000.00	-3,000.00	3,000.00	0.00%
10 480 29 Insurance	6,000.00	31,100.00	-25,100.00	25,100.00	19.29%
10 480 32 City Hall Lease & Ops	47,439.77	122,400.00	-74,960.23	74,960.23	38.76%
10 480 51 Furniture & Fixtures	0.00	0.00	0.00	0.00	
Total	**87,677.51**	**213,300.00**	**-125,622.49**	**125,622.49**	**41.11%**
Total General Fund Expenditures	**1,500,403.59**	**9,029,900.00**	**-7,529,496.41**	**7,529,496.41**	**16.62%**
Net Revenue (Exp)	**1,013,768.65**	**325,900.00**	**687,868.65**	**-687,868.65**	**311.07%**
Gas Tax					
Revenues					
20 3130 1 GTSIF Section 2105 GT	17,873.54	250,000.00	-232,126.46	232,126.46	7.15%
20 3131 1 GTSIF Section 2106 GT	10,747.71	126,500.00	-115,752.29	115,752.29	8.50%
20 3132 1 GTSIF Section 2107 GT	23,669.39	300,000.00	-276,330.61	276,330.61	7.89%
20 3133 1 GTSIF Section 2107.5	6,000.00	6,000.00	0.00	0.00	100.00%
20 3153 1 GTSIF Measure A Rev.	0.00	0.00	0.00	0.00	
20 3154 1 GTSIF Prop. 42 (TCRF)	0.00	0.00	0.00	0.00	
20 3260 1 GTSIF Interest Income	0.00	0.00	0.00	0.00	
20 3890 1 GTSIF Other Fin.	0.00	0.00	0.00	0.00	
Total	**58,290.64**	**682,500.00**	**-624,209.36**	**624,209.36**	**8.54%**
Expenditures					
20 450 21 GTSIF Utilities	3,189.49	0.00	3,189.49	-3,189.49	
20 450 23 Supplies & Services	1,200.00	0.00	1,200.00	-1,200.00	
20 450 25 GTSIF Contractrual S.	125,113.94	450,000.00	-324,886.06	324,886.06	27.80%
20 490 01 GTSIF Trans. to GF	0.00	0.00	0.00	0.00	
Total	**129,503.43**	**450,000.00**	**-320,496.57**	**320,496.57**	**28.78%**
Fund Net Rev (Exp)	**-71,212.79**	**232,500.00**	**-303,712.79**	**303,712.79**	**-30.63%**

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
AQMD					
Revenues					
25 3130 1 AQMD AB2766 - Subvention Fun(	0.00	11,000.00	-11,000.00	11,000.00	0.00%
25 3260 1 AQMD AB2766 Interest	0.00	0.00	0.00	0.00	
Total	**0.00**	**11,000.00**	**-11,000.00**	**11,000.00**	**0.00%**
Expenditures					
20 450 25 Contractrual S.	0.00	22,000.00	-22,000.00	22,000.00	0.00%
Total	**0.00**	**22,000.00**	**-22,000.00**	**22,000.00**	**0.00%**
Fund Net Rev (Exp)	**0.00**	**-11,000.00**	**11,000.00**	**-11,000.00**	**0.00%**
Measure A					
Revenues					
28 3153 1 Measure 'A' Revenue	122,539.46	500,000.00	-377,460.54	377,460.54	24.51%
28 3260 1 Measure 'A' Interest Income	0.00	0.00	0.00	0.00	
Total	**122,539.46**	**500,000.00**	**-377,460.54**	**377,460.54**	**24.51%**
Expenditures					
28 450 25 Contractural Servies - Measure A	113,325.00	413,000.00	-299,675.00	299,675.00	27.44%
Total	**113,325.00**	**413,000.00**	**-299,675.00**	**299,675.00**	**27.44%**
Fund Net Rev (Exp)	**9,214.46**	**87,000.00**	**-77,785.54**	**77,785.54**	**10.59%**
TCRP					
Revenues					
30 3153 1 TCRP (Prop 42) Revenue	0.00	233,000.00	-233,000.00	233,000.00	0.00%
30 3260 1 TCRP (Prop 42) Int Inc	0.00	0.00	0.00	0.00	
Total	**0.00**	**233,000.00**	**-233,000.00**	**233,000.00**	**0.00%**
Expenditures					
30 450 25 Contractural Servies	0.00	399,800.00	-399,800.00	399,800.00	0.00%
Total	**0.00**	**399,800.00**	**-399,800.00**	**399,800.00**	**0.00%**
Fund Net Rev (Exp)	**0.00**	**-166,800.00**	**166,800.00**	**-166,800.00**	**0.00%**
Development Impact Fees					
Revenues					
42 3153 1 Development Impact Fee	499,191.20	0.00	499,191.20	-499,191.20	
42 3260 1 Development Impact Fee Interest	0.00	0.00	0.00	0.00	
Total	**499,191.20**	**0.00**	**499,191.20**	**-499,191.20**	
Expenditures					
	0.00	0.00	0.00	0.00	
Total	**0.00**	**0.00**	**0.00**	**0.00**	
Fund Net Rev (Exp)	**499,191.20**	**0.00**	**499,191.20**	**-499,191.20**	

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
LMD 2006-1					
Revenues					
50 3153 1 LMD 2006-1 Revenue	198,672.00	192,024.00	6,648.00	-6,648.00	103.46%
50 3250 1 LMD 2006-1 Fines & Fees	0.00	0.00	0.00	0.00	
50 3260 1 LMD 2006-1 Interest Income	0.00	0.00	0.00	0.00	
Total	**198,672.00**	**192,024.00**	**6,648.00**	**-6,648.00**	**103.46%**
Expenditures					
50 450 21 Utilities - Public Works - CSA103	0.00	0.00	0.00	0.00	
50 450 23 Supplies and Services	0.00	0.00	0.00	0.00	
50 450 25 LMD 2006-1 Contractural Services	3,370.00	0.00	3,370.00	-3,370.00	
Total Public Works	3,370.00	0.00	3,370.00	-3,370.00	
50 470 21 LMD Utilities	103.04	0.00	103.04	-103.04	
50 470 24 Legal Notices	645.60	0.00	645.60	-645.60	
50 470 25 LMD Contractual Services	10,060.00	23,300.00	-13,240.00	13,240.00	43.18%
Total LMD Administration	10,808.64	23,300.00	-12,491.36	12,491.36	46.39%
50 471 20 LMD Travel & Meetings - Marna O'Brien Park	0.00	0.00	0.00	0.00	
50 471 21 LMD Utilities - Marna O'Brien Park	25,516.87	64,200.00	-38,683.13	38,683.13	39.75%
50 471 23 LMD Supplies & Services - Marna O'Brien Park	1,405.22	5,800.00	-4,394.78	4,394.78	24.23%
50 471 25 LMD Contractural Services - Marna O'Brien Park	8,580.42	38,700.00	-30,119.58	30,119.58	22.17%
Total Marna O'Brien Park	35,502.51	108,700.00	-73,197.49	73,197.49	
50 472 21 LMD Utilities - Heritage Park	5,813.41	11,000.00	-5,186.59	5,186.59	52.85%
50 472 23 LMD Supplies & Services - Heritage Park	475.06	1,400.00	-924.94	924.94	33.93%
50 472 25 LMD Contractural Services-Heritage Park	2,927.88	16,700.00	-13,772.12	13,772.12	17.53%
Total Heritage Park	9,216.35	29,100.00	-19,883.65	19,883.65	
50 473 21 LMD Utilities - Windsong Park	6,951.84	15,400.00	-8,448.16	8,448.16	45.14%
50 473 23 LMD Supplies & Services - Windsong Park	770.27	1,400.00	-629.73	629.73	55.02%
50 473 25 LMD Contractural Services - Windsong Park	2,362.40	14,200.00	-11,837.60	11,837.60	16.64%
Total Windsong Park	10,084.51	31,000.00	-20,915.49	20,915.49	
Total LMD 2006-1 Expenditures	**68,982.01**	**192,100.00**	**-123,117.99**	**123,117.99**	**35.91%**
Fund Net Rev (Exp)	**129,689.99**	**-76.00**	**129,765.99**	**-129,765.99**	
LLMD 89-1					
Revenues					
51 3153 1 LLMD 89-1 Revenue	0.00	288,792.00	-288,792.00	288,792.00	0.00%
51 3250 1 LLMD 89-1 Fines & Fees	0.00	0.00	0.00	0.00	
51 3260 1 LLMD 89-1 Interest Income	0.00	0.00	0.00	0.00	
Total	**0.00**	**288,792.00**	**-288,792.00**	**288,792.00**	**0.00%**
Expenditures					
51 450 24 Legal Notices - LLMD (deleted)	0.00	0.00	0.00	0.00	
51 450 24 LLMD Legal Notices	15.20	0.00	15.20	-15.20	
51 470 21 LLMD Utilities	0.00	0.00	0.00	0.00	
51 470 25 LLMD Contractrual Services	0.00	288,792.00	-288,792.00	288,792.00	0.00%
Total	**15.20**	**288,792.00**	**-288,776.80**	**288,776.80**	**0.01%**
Fund Net Rev (Exp)	**-15.20**	**0.00**	**-15.20**	**15.20**	

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
CSA 22					
Revenues					
55 3153 1 CSA-22 Revenue	25,403.00	29,600.00	-4,197.00	4,197.00	85.82%
55 3250 1 CSA-22 Fines & Fees	0.00	0.00	0.00	0.00	
55 3260 1 CSA-22 Interest Income	0.00	0.00	0.00	0.00	
Total	**25,403.00**	**29,600.00**	**-4,197.00**	**4,197.00**	**85.82%**
Expenditures					
55 450 21 CSA-22 Utilities	9,021.44	26,100.00	-17,078.56	17,078.56	34.56%
55 450 24 CSA-22 Legal Notices	15.20	0.00	15.20	-15.20	
55 450 24 Legal Notices for CSA-22	61.86	0.00	61.86	-61.86	
55 450 25 Contractural Services CSA-22	0.00	3,500.00	-3,500.00	3,500.00	0.00%
55 470 25 - Community Service - Contractu	0.00	0.00	0.00	0.00	
Total	**9,098.50**	**29,600.00**	**-20,501.50**	**20,501.50**	**30.74%**
Fund Net Rev (Exp)	**16,304.50**	**0.00**	**16,304.50**	**-16,304.50**	
CSA 103					
Revenues					
56 3153 1 CSA-103 Revenue	177,820.00	140,000.00	37,820.00	-37,820.00	127.01%
56 3250 1 CSA-103 Fines & Fees	0.00	0.00	0.00	0.00	
56 3260 1 CSA-103 Interest Income	0.00	0.00	0.00	0.00	
Total	**177,820.00**	**140,000.00**	**37,820.00**	**-37,820.00**	**127.01%**
Expenditures					
56 450 21 Utilities CSA-103	38,833.96	117,500.00	-78,666.04	78,666.04	33.05%
56 450 24 CSA-103 Legal Notices	77.06	0.00	77.06	-77.06	
56 450 24 CSA-103 Legal Services (deleted)	0.00	0.00	0.00	0.00	
56 470 25 Community Service - Contractru	0.00	0.00	0.00	0.00	
56 474 21 Utilities - CSA 103 - Cervera Stre	1,299.40	0.00	1,299.40	-1,299.40	
56 474 23 Supplies & Services - CSA 103 - (	603.75	400.00	203.75	-203.75	150.94%
56 474 25 Contractural Services - CSA 103	460.00	22,100.00	-21,640.00	21,640.00	2.08%
56 CSA-103 25 Contractural Services (delet	0.00	0.00	0.00	0.00	
Total	**41,274.17**	**140,000.00**	**-98,725.83**	**98,725.83**	**29.48%**
Fund Net Rev (Exp)	**136,545.83**	**0.00**	**136,545.83**	**-136,545.83**	

City of Wildomar
First Quarter Budget Report
July 2009 - September 2009

	First Quarter Ending September 30, 2009				
	Actual	Budget	$ Over Budget	$ Remaining	% of Budget
CSA 142					
Revenues					
57 3153 1 CSA-142 Revenue	48,003.00	29,600.00	18,403.00	-18,403.00	162.17%
57 3250 1 CSA-142 Fines & Fees	0.00	0.00	0.00	0.00	
57 3260 1 CSA-142 Interest Income	0.00	0.00	0.00	0.00	
Total	**48,003.00**	**29,600.00**	**18,403.00**	**-18,403.00**	**162.17%**
Expenditures					
57 450 21 Utilities CSA-142	5,520.38	27,900.00	-22,379.62	22,379.62	19.79%
57 450 24 CSA-142 Legal Notices	77.08	0.00	77.08	-77.08	
57 450 25 CSA 142 Contractural Services	420.00	1,900.00	-1,480.00	1,480.00	22.11%
57 470 25 Community Service - Contractur	0.00	0.00	0.00	0.00	
57 CSA-142 25 Contractural Services	0.00	0.00	0.00	0.00	
Total	**6,017.46**	**29,800.00**	**-23,782.54**	**23,782.54**	**20.19%**
Fund Net Rev (Exp)	**41,985.54**	**-200.00**	**42,185.54**	**-42,185.54**	**-20992.77%**
Grant Funds					
Revenues					
61 3153 1 Grant Funds Revenue	0.00	589,960.00	-589,960.00	589,960.00	0.00%
61 3260 1 Grant Funds Interest Income	0.00	0.00	0.00	0.00	
Total	**0.00**	**589,960.00**	**-589,960.00**	**589,960.00**	**0.00%**
Expenditures					
61 610 24 Legal Notices - Grant Funds	15.20	0.00	15.20	-15.20	
61 610 25 Contracual Services - Grant Fun	0.00	403,200.00	-403,200.00	403,200.00	0.00%
62 611 24 Legal Notices - Grant Funds	15.20	0.00	15.20	-15.20	
62 611 25 Contracual Services - Grant Fun	0.00	186,760.00	-186,760.00	186,760.00	0.00%
Total	**30.40**	**589,960.00**	**-589,929.60**	**589,929.60**	**0.01%**
Fund Net Rev (Exp)	**-30.40**	**0.00**	**-30.40**	**30.40**	

Monday, Nov 30, 2009 05:53:02 PM GMT-8 - Accrual Basis

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.7
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Members of the Planning Commission

FROM: David Hogan, Planning Director

SUBJECT: Planning Commission Recommendation – Trailer and Boat Storage, Mini Warehouses Moratorium

STAFF REPORT

RECOMMENDATION:
The Planning Commission is requesting that the City Council direct staff to prepare an urgency ordinance to establish a moratorium on the establishment of mini and recreational vehicle storage facilities in selected zones which will allow staff and the Planning Commission to study the issue and provide specific recommendations to the City Council during the moratorium period.

BACKGROUND:
The purpose of this staff report is to present information to the Planning Commission on the how recreational vehicle and mini storage facilities are addressed in the Zoning Ordinance at the December 2, 2009 Planning Commission meeting. At this meeting the Planning Commission provided direction to staff to bring back an ordinance that would prohibit the establishment of placement mini and recreational vehicle storage facilities in the Rural Residential (R-R), General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) zones. (These uses would continue to be allowed in the Manufacturing Service Commercial (M-SC), Industrial Park (I-P), Manufacturing – Medium (M-M), and Manufacturing – Heavy (M-H) zones.)

As part of their recommendation, the Planning Commission is also recommending that the City Council consider adopted an urgency ordinance to establish a moratorium on the establishment of placement mini and recreational vehicle storage facilities in the Rural Residential (R-R), General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) zones. Urgency ordinances go into effect immediately and allow cities an opportunity to further study the matter during the moratorium period.

The purpose of this staff report is to determine whether or not the City Council would like staff to bring an urgency ordinance at the first meeting in January 2010 for the City Council to evaluate, discuss and consider. The actual discussion of the merits and details of the recommended prohibition of mini-storage and recreational vehicle storage uses would occur at the January City Council meeting.

ALTERNATIVES:
1. Reject the recommendation for an urgency ordinance and direct staff and the Planning Commission to develop a permanent ordinance.
2. Take the recommendation under advisement (and take no action).

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #3.8
GENERAL BUSINESS
Meeting Date: December 9, 2009

TO: Mayor and Members of the City Council

FROM: Debbie A. Lee, City Clerk

SUBJECT: Mayor and Mayor Pro Tem Appointment for 2010

STAFF REPORT

RECOMMENDATION:
That the City Council appoint a Mayor and Mayor Pro Tem for 2010.

BACKGROUND:
In accordance with Resolution No. 09 - 72, the Mayor and Mayor Pro Tem appointments are to be done at the City Council's first meeting in December of each year. The term of the appointments will run the calendar year, from January 1 through December 31 of the following year.

FISCAL IMPACTS:
Minimal financial impact for letterhead and business cards.

ALTERNATIVES:
1. Provide staff with further direction.

Attachments:
Resolution No. 09-72

Submitted by:

_____
Debbie A. Lee, CMC
City Clerk

Approved by:

_____
Frank Oviedo
City Manager

RESOLUTION NO. 09 – 72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA , REPEALING RESOLUTION NO. 08-09 AND ESTABLISHING A METHOD FOR THE SELECTION AND APPOINTMENT OF A MAYOR AND MAYOR PRO TEMPORE

WHEREAS, the City of Wildomar was incorporated on July 1, 2008, as a General Law City of the State of California; and

WHEREAS, the City Council of Wildomar adopted Resolution 08-09 on July 1, 2008, establishing method for the selection and appointment of a mayor and mayor pro tempore for the City; and

WHEREAS, the City Council now wishes to repeal Resolution 08-09 and establish a new method for selection and appointment of a mayor and mayor pro tempore for the City in accord with the provisions of Government Code Section 36801.

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

Section 1. Repeal of Resolution 08-09. Resolution 08-09 is hereby repealed in its entirety.

Section 2. Selection of Mayor and Mayor Pro Tempore. The City Council shall select one member of the City Council to serve as Mayor and one member of the City Council to serve as Mayor Pro Tempore by a simple majority vote of the City Council. This selection shall be on an annual basis at the first meeting of the City Council in December of each year.

Section 3. Term of Office for Mayor and Mayor Pro Tempore. The Mayor and Mayor Pro Tempore serve at the pleasure of the City Council. The regular term of office for the Mayor and Mayor Pro Tempore shall be for one calendar year, commencing on January 1st and continuing through December 31st of each year. Should the Mayor or the Mayor Pro Tempore be removed, or the position vacated before his or her one year term of service is complete, a new Council Member shall be selected immediately thereafter to succeed to the office for the remainder of the one year term. Selection of the Mayor and Mayor Pro Tempore may occur at any regular, special, or adjourned meeting of the City Council.

PASSED, APPROVED AND ADOPTED this 28th day of October, 2009.

Scott Farnam
Mayor

APPROVED AS TO FORM:

Julie Hayward Biggs
City Attorney

ATTEST:

Debbie A. Lee, CMC
City Clerk