



CITY OF WILDOMAR

PLANNING COMMISSION

Commission Members

Chairman Robert Devine · Vice-Chairman Harv Dykstra

Gary Andre · Scott Nowak · Michael Kazmier

REGULAR MEETING

WEDNESDAY, DECEMBER 16, 2009 AT 7:00 P.M.

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

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

AGENDA

1.0 CALL TO ORDER

- 1.1 Roll Call
- 1.2 Pledge of Allegiance
- 1.3 Swear in Planning Commissioner Michael Kazmier

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

3.0 CONSENT ITEMS:

- 3.1 DECEMBER 2, 2009 REGULAR MEETING MINUTES

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

None.

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

5.1 ZONE CHANGE NO. 09-0335: The project proposes to change the zoning of a 7.22 acre site located at 32085 Beecher Street from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). APN: 370-090-036.

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

6.0 GENERAL BUSINESS ITEMS:

6.1 ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2010

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

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

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

10.0 ADJOURNMENT

The next scheduled Regular Meeting of the City of Wildomar Planning Commission is January 6, 2010 at 7:00 P.M.

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

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

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

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

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

POSTING STATEMENT: On December 10, 2009, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail Blvd.

**REGULAR MEETING
CITY OF WILDOMAR
PLANNING COMMISSION
DECEMBER 2, 2009**

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

Present: Robert Devine, Chairman
 Gary Andre, Commissioner
 Scott Nowak, Commissioner
 Harv Dykstra, Vice-Chairman

Absent:

Staff Present: David Hogan, Planning Director
 Thomas Jex, Assistant City Attorney
 Jon Crawford, Supervising Engineer
 Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Chairman Devine led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

Chairman Devine clarified that item 3.3 in the agenda would adopt a resolution recommending denial of Conditional Use Permit 09-0265 to the City Council.

Dana Martin suggested that the General Plan needed to be updated now that the city had incorporated. He also encouraged the city to better plan development at the freeway entrances. He concluded by advocating the use of commissions and committees to examine certain issues in the community.

3.0 CONSENT ITEMS:

3.1 OCTOBER 21, 2009 REGULAR MEETING MINUTES

Commissioner Nowak moved to approve the Minutes of October 21, 2009. The motion was seconded by Vice-Chairman Dykstra. Motion carried, the following vote resulted:

AYES: Devine, Andre, and Nowak.
NOES:
ABSENT:
ABSTAIN: Dykstra

3.2 NOVEMBER 4, 2009 REGULAR MEETING MINUTES

Vice-Chairman Dykstra moved to approve the Minutes of November 4, 2009. The motion was seconded by Commissioner Nowak. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, and Nowak.
NOES:
ABSENT:
ABSTAIN: Andre.

3.3 DIVERSIFIED LANDSCAPE COMPANY ALMOND STREET NURSERY RESOLUTION

Director Hogan made a staff report.

Gina Castanon stated that she had spoken to Director Hogan about the item earlier in the week but asked for an explanation of the inclusion of a single parcel number in the denial resolution. She also requested an explanation of why it was necessary to vote on the resolution.

Director Hogan explained that the project had two components: a zone change which applied to all three parcels and a conditional use permit which only applied to one parcel. He went on to explain that on October 7th, the Commission approved the zone change for all three parcels and decided to continue the Conditional Use Permit request to the November 4th meeting. Mr. Hogan clarified that for continuity purposes, the title of the project was kept the same in the agenda for both meetings. He then explained that when the Commission voted to deny the Conditional Use Permit at the November 4th meeting, the action only applied to the Conditional Use Permit that proposed the use on a single parcel, so the resolution to deny the Conditional Use Permit only makes reference to that single parcel number. Director Hogan concluded by explaining that all Commission actions have a resolution and that the resolution presented reflects the actions taken by the Commission at the November 4th meeting.

Gina Castanon suggested that a Conditional Use Permit was needed for all three lots of the project site.

Chairman Devine explained that on October 7th, the Commission approved the zone change for all three lots comprising the project site, but continued the request for the

Conditional Use Permit to the November 4th meeting. Chairman Devine further explained that because the use proposed in the Conditional Use Permit was limited to just one parcel, that parcel number only needed to be referenced in the denial resolution.

Director Hogan added that the resolution was a formalization of the actions taken by the Commission at the November 4th meeting.

Commissioner Nowak moved to approve the resolution recommending denial of Conditional Use Permit No. 09-0265 to the City Council. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Andre, and Nowak.

NOES:

ABSENT:

ABSTAIN:

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

None.

6.0 GENERAL BUSINESS ITEMS:

6.1 ZONING ORDINANCE MODIFICATION – SECOND DWELLING UNITS

Resident Veronica Langworthy read from a letter she submitted to the Commission sharing concerns she had with second dwelling units.

Director Hogan made a staff report.

Chairman Devine expressed a reluctance to propose a policy which may inhibit property owners from building a second unit.

Director Hogan suggested that the Commission consider if there was a minimum lot size which would establish eligibility for a second unit.

Commissioner Nowak suggested that in situations where parcels did not meet minimum size requirements for detached second units, there could be an allowance for attached second units.

Director Hogan clarified that the current code did not differentiate between attached and detached second units.

Commissioner Andre stated that he worked with the County previously on second unit regulations. He explained that the one acre minimum was established to prohibit second units on smaller parcels and allow second units to be broken off from parent parcels. Mr. Andre then discussed several situations in the community of second units.

Vice-Chairman Dykstra explained that the County changed their second unit regulations after the City incorporated. He went on to explain that the new County regulations established a minimum lot size of one acre and allowable unit sizes from 500 to 800 square feet. He concluded by suggesting that the City consider making changes to the zoning code which would make the regulations more consistent with the County's new regulations.

Chairman Devine stated that establishing an acre minimum would be too restrictive and suggested that a half acre minimum would be adequate.

Director Hogan speculated that the County's intent with the requirement of having twice the area of the minimum required by the zone was to prevent overcrowding.

Commissioner Nowak inquired about the feasibility of constructing a second unit in residential subdivisions.

Director Hogan responded that while although most lots in subdivisions are smaller, with the City's current second unit regulations, a property owner could install a second unit on a parcel 14,400 square feet or larger.

Commissioner Nowak stated that if the regulations were changed to a one acre minimum, it would eliminate second units from subdivisions.

Attorney Jex added that State law had changed and that the City's second unit regulations needed to address two issues: the approval process must be ministerial and cannot require a Public Hearing and that provisions for senior hardship units would need to be removed. He concluded by explaining that at a minimum, the City did need to make changes to the second unit regulations to be consistent with State law.

The Commission agreed.

Director Hogan stated that the consensus appeared to be to consider a second unit policy similar to the new County Ordinance. He went on to ask if the Commission supported an additional category which would allow second units on parcels less than an acre, but larger than a half acre.

Chairman Devine agreed with the half acre allowance for second units.

Commissioner Andre suggested that there be protections placed in the Ranch Community to prevent the installation of second units.

Commissioner Nowak agreed with Ranch Community protections and the allowance of second units on half acre parcels.

Vice-Chairman Dykstra suggested that on lots between a half acre and an acre, only attached second units should be allowed.

Commissioner Nowak asked for clarification on the procedure of adopting the changes discussed.

Director Hogan explained that Staff would take the guidance from the Commission and create a draft ordinance which the Commission would vote on as a recommendation to the City Council at a noticed Public Hearing. The recommended ordinance would then go to the City Council for final adoption.

Commissioner Nowak asked for some hypothetical situations illustrating different second unit policies.

Commissioner Andre again added that he wanted to see protections for the Ranch Community.

6.2 ZONING ORDINANCE MODIFICATION – TRAILER AND BOAT STORAGE, MINI WAREHOUSES

Past Applicant Chris Hughes addressed the Commission. He explained that his firm had an entitled mini warehouse project in the City and explained the significant investment they had made in the project. He then explained that because of the economy, there could be a significant lag time between entitlements and construction and encouraged the Commission to consider a policy which would not inhibit any applicants' ability to receive extensions of time for approved entitlements.

Director Hogan made a Staff report.

Attorney Jex added that moratoriums allow the City to temporarily suspend the approval process, so that Staff can study all the impacts associated with development. He went on to explain that moratoriums were temporary and limited to two years in length.

Vice-Chairman Dykstra clarified that he only wanted to limit mini storage uses in commercial zones of the City because mini storage facilities did not generate sales tax. He went on to suggest a prohibition on mini warehouse facilities in the Rural-Residential, General Commercial, and Scenic Highway Commercial zones but permit them on Manufacturing Service Commercial and Industrial Park zones.

Commissioner Nowak agreed with Vice-Chairman Dykstra but added that a Conditional Use Permit should be required for mini warehouse projects in the Manufacturing Service Commercial zone.

Commissioner Andre stated that he felt the community was saturated with mini warehouse facilities and suggested that they be limited to certain zones and agreed with Commissioner Nowak's position.

Vice-Chairman Dykstra disagreed with the suggestion to require a Conditional Use Permit for mini warehouse facilities in the Manufacturing Service Commercial zone.

Commissioner Nowak stated that he did not want any change in the mini warehouse policy or moratorium to affect already approved projects.

The other members of the Commission agreed with Commissioner Nowak.

Chairman Devine asked Vice-Chairman Dykstra if he felt a Conditional Use Permit should be required for projects in the Manufacturing Service Commercial zone.

Vice-Chairman Dykstra stated that he did not feel it was necessary because there was not a significant amount of Manufacturing Service Commercial zoning in the City and because the most desirable locations would not develop mini warehouse facilities.

Resident and Business Owner Sharon Heil addressed the Commission. She expressed concerns with the quality and safety of mini warehouse facilities if a Conditional Use Permit is not required.

Chairman Devine responded that even if a Conditional Use Permit was not required, there would still be a development process an applicant would go through to ensure the safety and quality of the project. The Chairman went on to restate the consensus which was that mini warehouse facilities should be prohibited in the Rural-Residential, General Commercial, and Scenic Highway Commercial zones and allowed in the Manufacturing Service Commercial and Industrial Park zones.

Commissioner Andre added that a Conditional Use Permit should be required for mini warehouse facilities in the Manufacturing Service Commercial zone.

Director Hogan advised that Staff could bring back additional information to the Commission about the total area of the Manufacturing Service Commercial zone at a future Public Hearing. He then presented a hypothetical mini warehouse project to the Commission on a parcel zoned General Commercial.

Discussion about the hypothetical situation ensued and the Commission decided that the situation presented would not be an appropriate place for a mini warehouse facility.

Attorney Jex discussed an approach that used a moratorium which would go into effect immediately and allow Staff to create a permanent solution that could be enacted afterwards.

The Commission agreed with the approach presented by Attorney Jex.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT:

Director Hogan reminded the Commission of the joint Planning Commission-City Council meeting on December 17th and that there will be a Planning Commission Chairman election at the December 16th Commission meeting.

9.0 PLANNING COMMISSION COMMENTS:

Vice-Chairman Dykstra expressed a desire for the city to engage in economic development activity.

Chairman Devine suggested that the Commission be able to attend some training opportunities and expressed a desire to have the topic discussed at the upcoming Planning Commission-City Council joint session.

10.0 ADJOURNMENT:

The December 2, 2009 regular meeting of the Wildomar Planning Commission adjourned at 9:05 P.M.

Respectfully submitted:

David Hogan
Commission Secretary

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 5.1
PUBLIC HEARING
Meeting Date: December 16, 2009

TO: Chairman Devine, Members of the Planning Commission
FROM: Alia Kanani, Planner
SUBJECT: Beecher Street Zone Change

Zone Change 09-0335 – The project proposes Change of Zone from Rural Residential to Manufacturing-Service Commercial to allow for future light industrial and manufacturing on a 7.22 acre site located 32085 Beecher Street, in the City of Wildomar, County of Riverside, California.

APN: 370-090-036

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt a resolution entitled:

RESOLUTION NO. PC09-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A NEGATIVE DECLARATION FOR PROJECT NO. 09-0335 THAT IS LOCATED AT THE 32085 BEECHER STREET KNOWN AS ASSESSOR’S PARCEL NO. 370-090-036

2. Adopt a resolution entitled:

RESOLUTION NO. PC09-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO MANUFACTURING-SERVICE COMMERCIAL AT 32085 BEECHER STREET KNOWN AS ASSESSOR’S PARCEL NO. 370-090-036

BACKGROUND:

The applicant is applying for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) for property located at 32085 Beecher Street. The approval of the change of zone will allow for future development of the site for light industrial and manufacturing uses. At this time, the applicant does not have specific development plans for the project site and is only pursuing the change of zone for the project site.

The project is located on a 7.22 (gross) acre site at 32085 Beecher Street (APN 370-090-036). The property has a General Plan Land Use designation of Light Industrial (LI) and is zoned Rural Residential (R-R). The project site is currently occupied with a mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees primarily surrounding the residence. The site generally drains east to the west and according to the Sedco Master Drainage Plan prepared by the Riverside County Flood Control and Water Conservation District, an open channel (Line G) drains across the property in the same direction. The project site is fairly flat. The location of the project is provided in Attachment C.

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	Light Industrial (LI)	Rural Residential (R-R)
North	Commercial Dairy Farm	Light Industrial (LI)	Rural Residential (R-R)
South	Residential	Medium Density Residential (MDR)	Rural Residential (R-R)
East	Vacant/ Residential	Light Industrial (LI)	Rural Residential (R-R)/General Commercial (C-1/C-P)
West	Residential	Light Industrial (LI)	Rural Residential (R-R)

DISCUSSION:

Change of Zone

The General Plan Land Use Designation for the project site is Light Industrial (LI). According to the Wildomar General Plan, the Light Industrial land use designation allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Currently, the proposed project site is designated as Rural Residential on the City of Wildomar Zoning Map. The applicant is requesting to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The applicant does not have a proposed development project at this time but the change of zone to allow for future development of the site for industrial and manufacturing uses. According to the General Plan Consistency Guidelines, the Manufacturing-Service Commercial is highly consistent with the land use designation of Light Industrial.

Future development of the project site for industrial and manufacturing uses will require approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines. In addition, further environmental analysis at a project specific level will be required to address project specific impacts that cannot be addressed at this time.

FINDINGS:

Zone Change

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

The General Plan Land Use Designation for the project site is Light Industrial (LI). According to the Wildomar General Plan, the Light Industrial land use designation allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The proposed zone change from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) is highly consistent with the Light Industrial Land Use Designation. Future development of the project site for industrial and manufacturing uses will require approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

ENVIRONMENTAL ASSESSMENT:

The Planning Department prepared and circulated an Initial Study for the Negative Declaration for Planning Application 09-0335. 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 November 24, 2009 to December 15, 2009. During the public review period, no comments were received. No "Potentially Significant" impacts were identified in the Initial Study. Since the applicant does not have specific development plans for the project site and is only pursuing the change of zone, a project specific impact assessment is not possible and any assessment of future potential impacts is highly speculative. Further environmental analysis at a project specific level will be required when a plot plan, conditional use permit, and/or parcel map application is submitted for the future development of the project site. The Initial Study and Mitigated Negative Declaration are contained in Attachment Exhibit E.

ATTACHMENTS:

- A. Resolution for Mitigated Negative Declaration
- B. Resolution of Approval for Zone Change 09-0335
Exhibit A – Change of Zone
- C. Location Map
- D. Change of Zone Map
- E. Initial Study/Mitigated Negative Declaration

Approved by:

David Hogan
Planning Director

ATTACHMENT A

RESOLUTION NO. 09-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR ADOPTING A NEGATIVE DECLARATION FOR PROJECT NO. 09-0335 THAT IS LOCATED AT 32085 BEECHER STREET KNOWN AS ASSESSOR’S PARCEL NO. 370-090-036”

WHEREAS, an application for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street has been filed by:

Applicant/Owner: Andrew Backland, G.K. Backland Inc.

Project Location: 32085 Beecher Street

APN Number: 370-090-036

WHEREAS, change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

WHEREAS, the proposed project also is part of the implementation of a larger project (the General Plan) for which an environmental impact report was previously certified;

WHEREAS, after completion of an Initial Study, the Planning Director determined that it identified the no potentially significant effects were identified on the environment. Therefore staff has proposed a Negative Declaration for this project; and

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

WHEREAS, on November 24, 2009, using a method permitted under CEQA Guidelines Section 15072(b), the City provided notice of its intent to adopt the proposed Negative Declaration to the public, responsible agencies, trustee agencies, and the Riverside County Clerk; and

WHEREAS, the City made the proposed Negative Declaration available for public review beginning on November 24, 2009 and closing on December 15, 2009, a period of not less than 20 days. During the public review period, the City did not receive any comments; and

WHEREAS, the Wildomar Planning Commission conducted a duly noticed public hearing on December 16, 2009 at which it received public testimony concerning the project and the proposed Negative Declaration and considered the proposed Negative Declaration.

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

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed 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 Negative Declaration was 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 Negative Declaration reflects the independent judgment and analysis of the City.

D. No Significant Effect: The proposed project is within the scope of EIR (No. 441) for the General Plan which was previously adopted and certified on October 7, 2003. The General Plan provides guidance for the long range development of the County of Riverside. Zoning is the implementation tool of the General Plan for private property use and development. As such, the long range impacts of the implementation of the General Plan and zoning were analyzed under the General Plan EIR. In addition, an Initial Study for a Negative Declaration was also prepared to address any potential site specific impacts. After taking into consideration the Prior EIR and the project specific Negative Declaration, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment.

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

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

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council to adopt the Negative Declaration for the for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street as shown in Exhibit A which is attached hereto and incorporated herein by reference.

2. The Negative Declaration 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.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-_____ was duly adopted at a regular meeting held on December 16, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

ATTACHMENT B

RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM RURAL RESIDENTIAL TO MANUFACTURING-SERVICE COMMERCIAL AT 32085 BEECHER STREET KNOWN AS ASSESSOR'S PARCEL NO. 370-090-036

WHEREAS, an application for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street has been filed by:

Applicant/Owner: Andrew Backland, G.K. Backland Inc.

Project Location: 32085 Beecher Street

APN Number: 370-090-036

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 a change in zone; and

WHEREAS, in accordance with Government Code § 65854, on November 24, 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 December 16, 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 09-0335 at which the Planning Commission considered Zone Change 09-0335;

WHEREAS, the proposed project also is part of the implementation of a larger project (the General Plan) for which an environmental impact report was previously certified; and,

WHEREAS, at this public hearing on December 16, 2009 the Planning Commission considered, heard public comments on, and adopted a Negative Declaration for the project by Resolution (09-___) 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 16, 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 16, 2009 at a duly noticed public hearing, the Planning Commission recommended approval to the City Council adoption of a 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.

Additionally, the proposed project is within the scope of EIR (No. 441) which was previously adopted and certified on (October 7, 2003). The General Plan provides guidance for the long range development of the County of Riverside. Zoning is the implementation tool of the General Plan for private property use and development. As such, the long range impacts of the implementation of the General Plan and zoning were analyzed under the General Plan EIR. In addition, an Initial Study for a Negative Declaration was also prepared to address any potential site specific impacts. After taking into consideration the Prior EIR and the project specific Negative Declaration, 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.

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

SECTION 2. ZONE CHANGE FINDINGS.

Pursuant to Wildomar Municipal Code section 17.280, the Planning Commission makes the following findings pertaining to Zone Change 09-0335:

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

The General Plan Land Use Designation for the project site is Light Industrial (LI). According to the Wildomar General Plan, the Light Industrial land use designation

allows for a variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The proposed zone change from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) is highly consistent with the Light Industrial Land Use Designation. Future development of the project site for industrial and manufacturing uses will require approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.

SECTION 3. PLANNING COMMISSION ACTION.

The Planning Commission hereby takes the following actions:

1. Recommend Approval to the City Council for Zone Change 08-0133 to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (MS-C) for a 7.22 acre site located at 32085 Beecher Street as shown in Exhibit A which is attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED this 16th day of December 2009.

Robert Devine
Chairman

APPROVED AS TO FORM:

ATTEST:

Thomas Jex
Assistant City Attorney

David Hogan
Planning Commission Secretary

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, David Hogan, Planning Commission Secretary of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. PC09-____ was duly adopted at a regular meeting held on December 16, 2009, by the Planning Commission of the City of Wildomar, California, by the following vote:

AYES:

NOES:

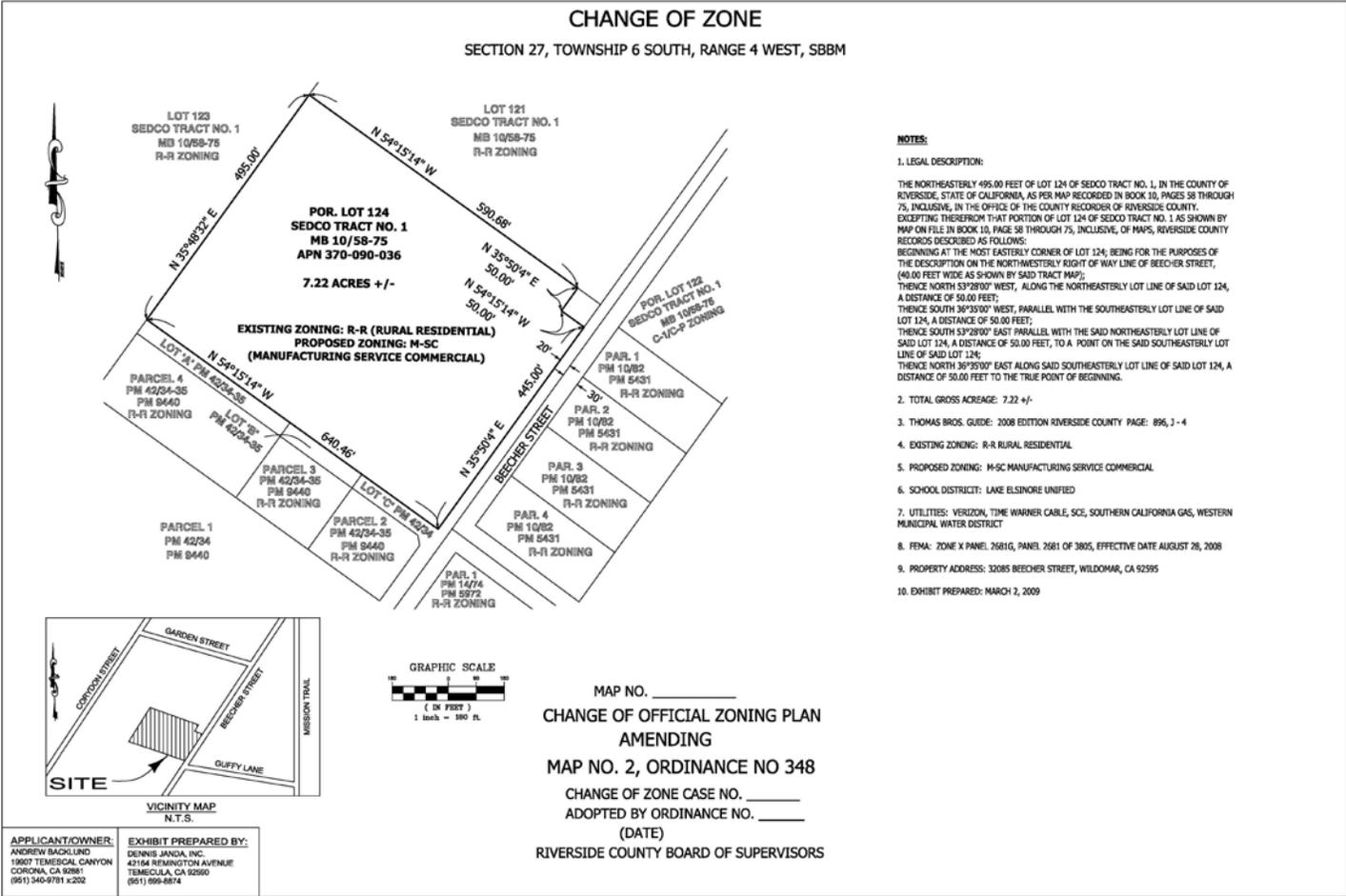
ABSTAIN:

ABSENT:

David Hogan
Planning Commission Secretary
City of Wildomar

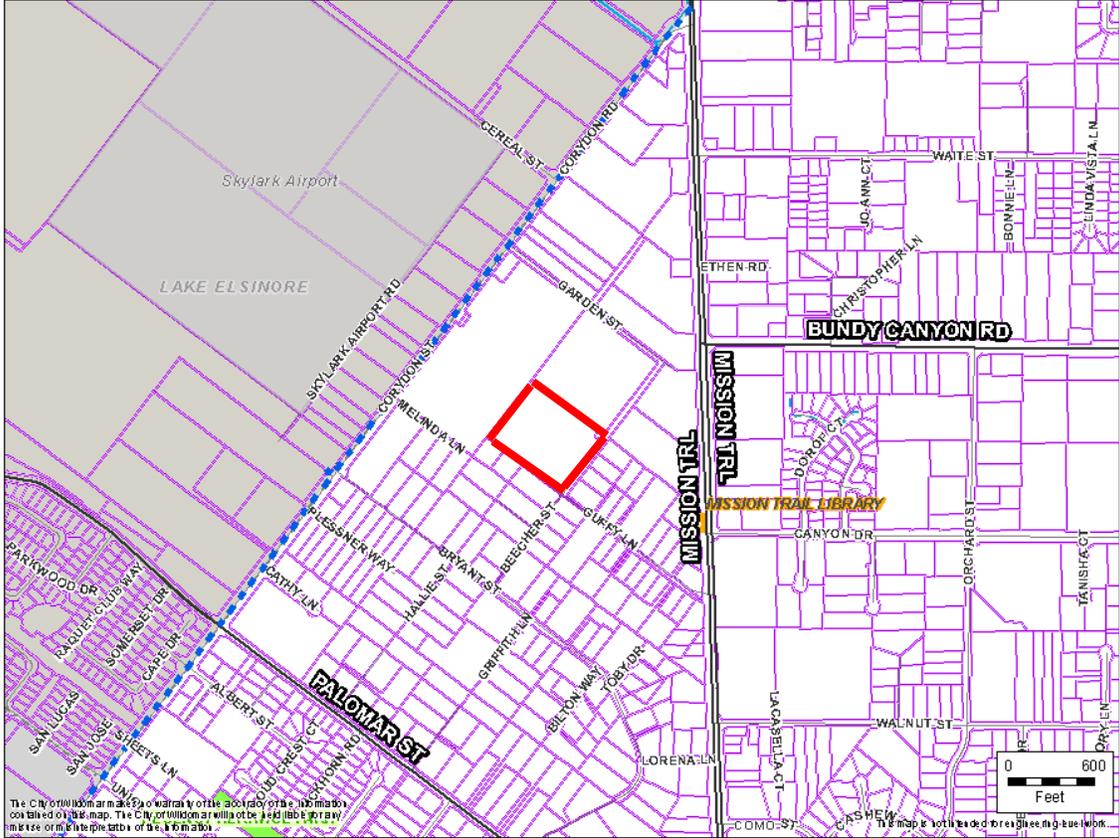
EXHIBIT A

CHANGE OF ZONE



ATTACHMENT C

LOCATION MAP



 Project Site

ATTACHMENT D

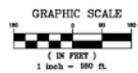
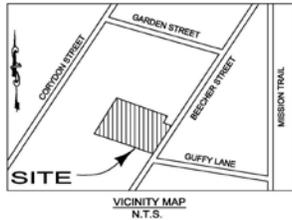
CHANGE OF ZONE

CHANGE OF ZONE

SECTION 27, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SBBM



- NOTES:**
- LEGAL DESCRIPTION:
THE NORTHEASTERLY 495.00 FEET OF LOT 124 OF SEDCO TRACT NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 38 THROUGH 75, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, EXCEPTING THEREFROM THAT PORTION OF LOT 124 OF SEDCO TRACT NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 38 THROUGH 75, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 124; BEING FOR THE PURPOSES OF THE DESCRIPTION ON THE NORTH-WESTERLY RIGHT OF WAY LINE OF BEECHER STREET, (40.00 FEET WIDE AS SHOWN BY SAID TRACT MAP);
THENCE NORTH 53°28'00" WEST, ALONG THE NORTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 36°35'00" WEST, PARALLEL WITH THE SOUTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 53°28'00" EAST PARALLEL WITH THE SAID NORTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET, TO A POINT ON THE SAID SOUTHEASTERLY LOT LINE OF SAID LOT 124;
THENCE NORTH 36°35'00" EAST ALONG SAID SOUTHEASTERLY LOT LINE OF SAID LOT 124, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.
 - TOTAL GROSS ACREAGE: 7.22 +/-
 - THOMAS BROS. GUIDE: 2008 EDITION RIVERSIDE COUNTY PAGE: 896, 1 - 4
 - EXISTING ZONING: R-R RURAL RESIDENTIAL
 - PROPOSED ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL
 - SCHOOL DISTRICT: LAKE ELSINORE UNIFIED
 - UTILITIES: VERIZON, TIME WARNER CABLE, SCE, SOUTHERN CALIFORNIA GAS, WESTERN MUNICIPAL WATER DISTRICT
 - FEMA: ZONE X PANEL 2681G, PANEL 2681 OF 3805, EFFECTIVE DATE AUGUST 26, 2008
 - PROPERTY ADDRESS: 32085 BEECHER STREET, WILDOMAR, CA 92595
 - EXHIBIT PREPARED: MARCH 2, 2009



MAP NO. _____
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO 348
 CHANGE OF ZONE CASE NO. _____
 ADOPTED BY ORDINANCE NO. _____
 (DATE)
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APPLICANT/OWNER:
 ANDREW BACKLIND
 1807 TEMESCAL CANYON
 CORONA, CA 92681
 (951) 340-9781 x202

EXHIBIT PREPARED BY:
 DENNIS JANDA, INC.
 42154 REFININGTON AVENUE
 TEMECULA, CA 92590
 (951) 699-6874

ATTACHMENT E

**INITIAL STUDY FOR A
NEGATIVE DECLARATION FOR THE
Beecher Street
(PROJECT 09-0335)**

ZONE CHANGE

Lead Agency:

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

November 2009

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I. INTRODUCTION

A. PURPOSE

The purpose of this environmental document is to implement the California Environmental Quality Act (CEQA). Section 15002(a) of the CEQA Guidelines describes the basic purposes of CEQA as follows.

- (1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.
- (2) Identify the ways that environmental damage can be avoided or significantly reduced.
- (3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- (4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA also recognizes the concept that the specificity of the analysis should match the specificity of the proposed project or activity. Section 15146 states that the specificity of the environmental document should conform to the specificity of the project or activity. Because the proposed project contains no specific development components, beyond that of the change of zone, a typical detailed development specific project analysis is not possible. However, the standard entitlement application standards and criteria used to evaluate project proposals as well as the potential impacts that are foreseeable from a future development project are described in this Negative Declaration.

This document is an Initial Study for evaluation of environmental impacts resulting from the change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot located at 32085 Beecher Street. The change of zone will allow for the development of the project site for industrial and manufacturing uses. No development plans have been proposed for the project site.

B. TECHNICAL STUDIES

No technical studies were used to prepare this Initial Study. Technical information was primarily based upon the County of Riverside Geographical Information Service (GIS) database and City of Wildomar General Plan. The project is limited to a change of zone and no development plans have been proposed for the project site. When a development project is submitted to the City for the project site, additional environmental review and technical studies will be required.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

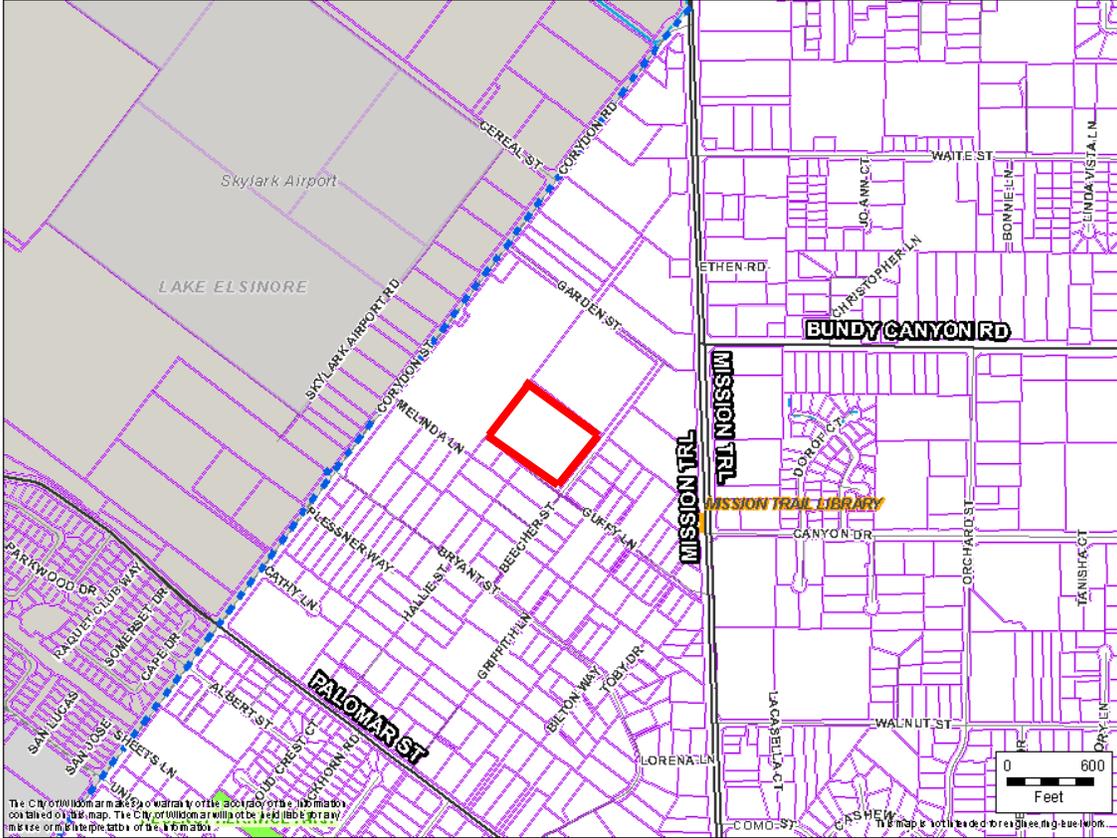
The proposed project (No. 09-0335) is a request for a change of zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) of a 7.22 acre lot located at 32085 Beecher Street. The location of the project is shown on the Location Map contained in Figure 1. The Assessor's Parcel Number for the project site is 370-090-036. The latitude and longitude location for the site is Latitude 033°37'30"N and Longitude 117°17'38"W.

The proposed project site is located in the northwest portion of the City roughly 1.16 miles west of Interstate 15. A combination of single-family homes, mobile homes and vacant land are located to the south, east and west of the project site. The properties to the north and northeast are developed with a dairy farm. The project site is currently occupied with a mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees primarily surrounding the residence. The project site, including the adjacent properties to the south, is fairly flat.

The City of Wildomar became an incorporated City on July 1, 2008. Upon incorporation, 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 properties to the north is Light Industrial (LI). The General Plan land use designation for the properties to the east and west are a combination of Light Industrial (LI) and Medium Density Residential (MDR). The properties to the south have a General Plan land use designation of 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 are zoned a combination of Rural Residential (R-R) and General Commercial (C-1/C-P). The applicant is applying for change of zone for the project site to be rezoned to Manufacturing-Service Commercial (MS-C) to allow for the development of future light industrial and manufacturing uses. The change of zone to Manufacturing-Service Commercial (MS-C) would be consistent with the General Plan Land Use Designation of Light Industrial (LI). The project will change the zoning on the site to Manufacturing-Service Commercial (MS-C) on the City of Wildomar Zoning Map.

Water for the mobile home is provided by Elsinore Valley Municipal Water District (EVMWD). Future development of the project site will connect to water and sewer service provided by EVMWD. Electric, gas, cable and telephone services would be extended onto the site from existing main lines. It is anticipated that gas would 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 contracts with the Riverside County Fire Department and the Riverside County Sheriff's Department.

FIGURE 1 – LOCATION MAP



 Project Site

B. PROJECT DESCRIPTION

The applicant is applying for a change of zone from Rural Residential to Manufacturing-Service Commercial for the 7.22 acre lot located at 32085 Beecher Street. The approval of the change of zone will allow for future development of the site for light industrial and manufacturing uses. At this time, the applicant does not have specific development plans for the project site and is only pursuing the change of zone for the project site. In order to evaluate the environmental impacts, staff created a conceptual project for the purpose of this Initial Study based on the Wildomar General Plan Light Industrial Building Density Range. Since the conceptual project is based upon the General Plan Building Density Range, the future development plans will likely vary from the conceptual project included for the purposed of this Initial Study. In addition, when a plot plan, conditional use permit, and/or parcel map application is submitted for development of the project site, further environmental analysis for at a project specific level will be required. The project components are described below.

The project site has a Wildomar General Plan Land Use designation of Light Industrial (LI). The LI designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities and supportive retail uses. The Wildomar General Plan Building Density Range for Light Industrial is between 0.25-0.60 Floor Area Ratio (FAR).

Change of Zone

The proposed project site is designated as Rural Residential (R-R) on the City of Wildomar Zoning Map. The project will change the zoning on the project site to Manufacturing-Service Commercial (M-SC) on the City of Wildomar Zoning Map. The M-SC zone allows for industrial and manufacturing uses, including planned industrial developments. The change of zone would allow the project site to be consistent with the Light Industrial General Plan Land Use designation. Development of the site with light industrial and manufacturing uses will also be consistent with the Wildomar General Plan Land Use Designation of Light Industrial.

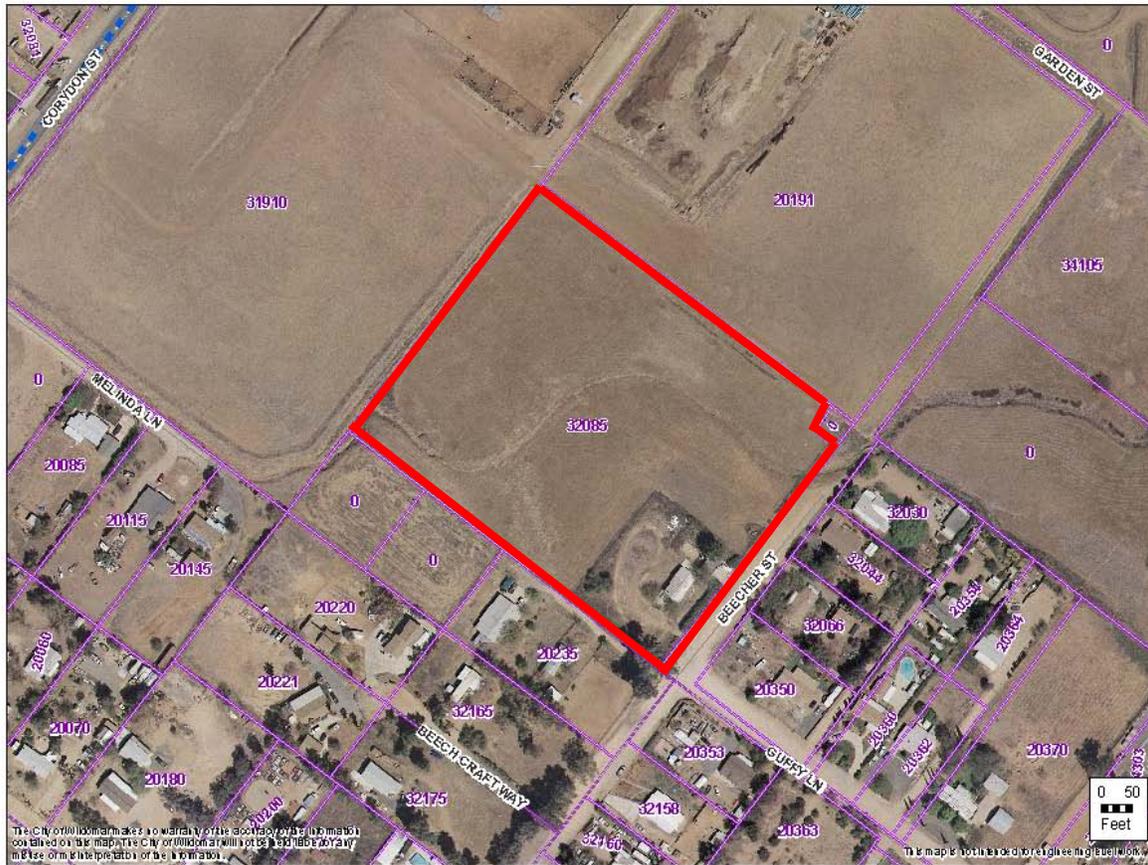
Development of the Project Site

The change of zone will facilitate future light industrial and manufacturing uses on the project site. Since the applicant does not have specific development plans for the project site and the property owner is only pursuing the change of zone, a project specific impact assessment is not possible and any assessment of future potential impacts is highly speculative.

The approval of the change of zone creates a potential to cause some future impacts on the environment from industrial and manufacturing uses. Although there is a potential to impact almost for all issue areas, the most likely impacts include effects to air quality, aesthetic, hydrology, land use/planning, transportation and utilities/public service impacts. In order to develop the project site, the City will require a plot plan, conditional use permit, and/or parcel map application. In addition, further environmental analysis at a project specific level will be required to address project specific impacts that cannot be assessed in this Initial Study. A plot plan, conditional use permit, and/or parcel map applications will be required for any development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning

Ordinance, and Redevelopment Area Design Guidelines.

FIGURE 2 – AERIAL OF PROJECT SITE



III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title:

Beecher Street (09-0335)

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:

32085 Beecher Street; Assessor's Parcel Number of 370-090-036

5. Project Sponsor's Name and Address:

Andrew Backland; 18451 Collier Avenue, Unit B, Lake Elsinore CA 92530

6. General Plan Designation:

Current: Light Industrial (LI)

Proposed with General Plan Amendment: No changes proposed.

7. Zoning:

Current: Rural Residential (R-R)

Proposed with Change of Zone: Manufacturing-Service Commercial (M-SC)

8. Description of Project:

The proposed project consists of a change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The change of zone will allow for the development of future industrial and manufacturing uses.

9. Surrounding Land Uses and Setting:

North – Zoning: Rural Residential; Use: Commercial (Dairy Farm)

South - Zoning: Rural Residential; Use: Mobile Homes

East – Zoning: Rural Residential (R-R)/General Commercial (C-1/C-P); Use: Vacant Land and Mobile Homes

West - Zoning: Rural Residential; Use: Mobile Homes and Single-Family Homes

10. Other Public Agencies Whose Approval is Required:

None.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

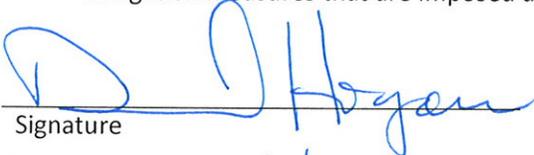
The environmental factors checked below would be potentially affected by this project. Involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to "Less Than Significant" impact are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

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

C. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

11/24/2009
Date

David Hogan
Printed Name

Planning Director
Title

IV. ENVIRONMENTAL ANALYSIS

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

DISCUSSION

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

Less Than Significant Impact.

The proposed project site is located in the northwest portion of the City and is not located in an area which is easily visible or distinguishable. This project is not located on a scenic vista nor is it visible from a scenic vista. The proposed change of zone will not alter the current scenic vista. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Development of the site has the potential to impact on the scenic vista. However, any project-level visual impacts will be addressed through the City's a plot plan, conditional use permit, and/or parcel map 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.

The project is located on Beecher Street which has not been designated as a scenic highway.

Interstate 15 is considered a State Eligible Scenic Highway however it has not been designated as one. The proposed project site is located less roughly 1.16 miles west of Interstate 15 and will not affect any scenic resources on the highway. 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 of a change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The existing visual character of the area is a combination of single-family homes, mobile homes and vacant land to the south, east and west. The properties to the north and northeast are developed with a dairy farm. The project site contains a mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. Vegetation on the site consists of non-native grassland, weeds, shrubs and a few ornamental trees primarily surrounding the residence. The proposed change of zone will not alter the visual appearance of the area, however, approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar will be required for development of the site for industrial and manufacturing uses. Review and approval of a plot plan, conditional use permit, and/or parcel map applications will ensure compliance 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 future development of the site for light industrial and manufacturing uses 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 site for light industrial and manufacturing uses will require the approval of a plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar. The City's a plot plan, conditional use permit, and/or parcel map application process is intended to ensure that development will be compatible and alleviate light and/or glare disturbances outside of the project boundary. As a result, no impacts are anticipated.

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

No Impact

According to the General Plan, the project site is located 30.83 miles from the Mt. Palomar Observatory and falls within the Mt. Palomar Observatory special lighting district (Zone B). Projects developed on the site have 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. In addition the project is a change of zone and will not develop the project site. Therefore the project will not introduce light in the project area and no impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

1. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. Development of the project site shall comply with the standard requirements of Chapter 8.80 of the Wildomar Municipal Code regarding light pollution.

MITIGATION MEASURES

None.

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

DISCUSSION

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

Less Than Significant 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. According to the County of Riverside GIS the site is not in an Agricultural Preserve. However, the majority of the project site has a designation of Farmland of Local Importance and the remainder of the site has a designation of Urban Built-Up Land according the County of Riverside GIS. Currently, there are no farming activities occurring on the project site. Although development of the site would result in the loss of Farmland of Local Importance, the loss is considered less than significant because the proposed project is consistent with the General Plan Land Use Designation.

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

No Impact

The proposed project will not conflict with the existing zoning or an existing agricultural use, or a Williamson Act contract. The City of Wildomar General Plan Land Use Designation for the project site is Light Industrial and the project consists of a change of zone from Rural Residential to Manufacturing-Service Commercial. Since 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.

- 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 is limited to a change of zone from Rural Residential Manufacturing-Service Commercial and 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. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses. The project site and several of the surrounding parcels have been converted to residential land uses, commercial uses and industrial uses and are not being utilized for agricultural cultivation. As a result, no impacts are anticipated.

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 project site 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. The proposed project, change of zone application, and future development of the site for light industrial and manufacturing uses 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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The change of zone application is consistent with the General Plan Land Use Designation of Light Industrial and therefore consistent with the General Plan Air Quality Thresholds. Approval of the change of zone will not an increase trip generation to the site and therefore is considered to have a less than significant impact on permanent air quality impacts. Consequently, the proposed project will not conflict with or obstruct the implementation

of the applicable regional air quality plan. However, future development of the project site for light industrial and manufacturing uses does have the potential to increase traffic as demonstrated in the conceptual project trip generation rates and therefore air quality impacts will be evaluated when a plot plan, conditional use permit, and/or parcel map applications is submitted for future development on the project site.

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

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The proposed change of zone is consistent with the General Plan Land Use Designation of Light Industrial therefore consistent with the General Plan Air Quality Thresholds. Development of the project site 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. An air quality report may be required when a plot plan, conditional use permit, and/or parcel map applications are submitted for development of the project site to identify any construction and operational air quality impacts. Construction of the project site 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).

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. While the change of zone application will not trigger carbon dioxide emissions, future development of the project site has the potential to release carbon dioxide emissions. In order to evaluate the potential carbon dioxide emissions an air quality report may be required when a plot plan, conditional use permit, and/or parcel map applications are submitted for development of the project site.

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 change of zone application will not violate air quality standards, exceed AQMD significance thresholds, and by inference, significantly impact air quality. Development of the site may have project specific air quality impacts which would be analyzed at the time of a plot plan, conditional use permit, and/or parcel map application. Further evaluation of a project specific development may require that essential air quality mitigation measures addressing particulate matter and volatile organic gases are incorporated the 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 is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Development of the project site 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, development of the project site will probably result in an insignificant incremental increase that is not expected to significantly contribute to the non-attainment status of the region. In addition, an air quality report may be required when the plot plan, conditional use permit, and/or parcel map applications are submitted for development of the project site to identify any construction and operational air quality impacts. 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 properties to the south, east and west are a combination of single-family homes, mobile homes and vacant land. The properties to the north and northeast are developed with a dairy farm. The nearest sensitive receptor is William Collier Elementary School about 0.61 miles southwest of the project site. Elsinore High School, which is located on the south side of Bundy Canyon, is approximately 0.77

miles northeast from the project site. Schools can be considered sensitive receptors.

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The development of the project site has the potential to expose sensitive receptors to construction and operational pollutants. An air quality report may be required when a plot plan, conditional use permit, and/or parcel map applications are submitted for development to identify any construction and operational air quality impacts. In addition, development of the site for light industrial and manufacturing uses is consistent with the Wildomar General Plan Land Use Designation of Light Industrial. While the elementary school and high school are not immediately adjacent to the project site, additional analysis may be required with the plot plan, conditional use permit, and/or parcel map applications to address potential air quality impacts to sensitive receptors. Given that the project is limited to a change of zone and requirement of further air quality analysis upon submittal of the plot plan, conditional use permit, and/or parcel map applications for development, the impact of exposing sensitive receptors to the substantial pollutants is considered 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. Currently, there is an operational dairy farm to the north of the project site. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Given that development of the project site will likely include industrial uses as allowed by the General Plan Land Use Designation, there is the potential for objectionable odors to be emitted. Approval of a plot plan will be required for development of the project site to ensure that the potential industrial uses do not create objectionable odors affecting a substantial number of people. Also, 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.

STANDARD CONDITIONS & REQUIREMENTS

1. An Air Quality Report may be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify project specific air quality impacts.
2. Development of the project site will be required to comply with regional rules such as SCAQMD Rules 402, 403 and 404, which would assist in reducing short-term air pollutant emissions.

MITIGATION MEASURES

None.

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 in the south corner of the lot and the remainder of the site is vacant. According to the County of Riverside GIS, the project site is not located in a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. The project site is not located with the Stephen’s Kangaroo Rat plan area. However, according

to the Riverside County Integrated Project (RCIP) website, a Burrowing Owl Habitat Assessment will be required with any future development applications to determine if potential burrowing owl habitat is present on the site. Since the proposed project site is located outside of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Areas, future development of the site will 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 site is surrounded by urban development, is not adjacent to any wildland areas. Consequently, development of the site is consistent with the provisions of the MSHCP.

As a result, the change of zone and development impacts are anticipated to 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. However, development plans for the site will be subject to a plot plan, conditional use permit, and/or parcel map application and subsequent environmental review for the project specific development on the site, including a Burrowing Owl Habitat Assessment.

- 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 appear to contain potential riparian habitats and/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. According to the Sedco Master Drainage Plan prepared by the Riverside County Flood Control and Water Conservation District, an open channel (Line G) drains across the property from the east to the west. Prior to any development on the site a hydrology and hydraulics report will be required to identify the drainage features on the site. A Jurisdictional Waters Delineation Report may also be required to identify potential jurisdictional waters onsite. As a result, no impacts to riparian habitats or other sensitive natural communities are anticipated with the approval of the change of zone application. However, development of the site allowed by the change of zone may have impacts on riparian habitats or other sensitive natural communities. Development on the project site will be subject to a plot plan, conditional use permit, and/or parcel map application and additional environmental review on a project specific basis.

- 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 site does not appear to contain 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. No wetland impacts are anticipated with the approval of the change of zone application. However, development of the site will be subject to environmental review on a project specific basis, and shall be included in the standard conditions and requirements.

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 is located approximately 700 feet west of Mission Trail, an Arterial Highway, which creates a variety of existing obstacles to the movement of wildlife. Development associated with the change of zone 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 development of the site 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 site 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. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. A Burrowing Owl Habitat Assessment shall be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify potential burrowing owl habitat on the proposed project site.
3. A hydrology and hydraulics report will be required to identify the drainage features on the site shall be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify potential drainage courses on the project site.
4. A Jurisdictional Waters Delineation Report will be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify potential jurisdictional waters on the proposed project site.
5. A project specific environmental assessment shall be prepared for development of the project site to identify project specific impacts to biological resources.

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?**

No 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. The proposed project consists of a change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The project site is currently occupied with a mobile home on the south corner of the lot that was built in 1983. The remainder of the lot is vacant. 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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The proposed project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource. According to the County of Riverside GIS, the project site is not located in Indian Tribal Land. 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, a Phase I Cultural Resources Report will be required with the plot plan,

conditional use permit, and/or parcel map applications for development of the project site. In addition, standard mitigation measures for the discovery of unanticipated cultural resources will be included in the Standard Conditions and Requirements.

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

Less Than Significant Impact

The site has been identified as Low Potential for paleontological resources according to the Wildomar General Plan Paleontological Sensitivity Resources Map and the County of Riverside GIS. The General Plan identifies the surficial materials in this area as Holocene-age, fine-grained unconsolidated sediments, including stream-, gravity-, lake-, and wind-deposited sediments. Deposits in this category include stream channel, alluvial fan, flood plain, colluvial, dune, and lacustrine sediments. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site soil type and potential for paleontological resources. However, given the low potential for the discovery of paleontological resources according to the Wildomar General Plan Paleontological Sensitivity Resources Map and the County of Riverside GIS, no significant impacts are anticipated. In addition, standard mitigation measures to protect paleontological resources in the event any are discovered during project grading and/or construction will be included in the Standard Conditions and Requirements.

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

Less Than Significant Impact

The project site does not contain a 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 will be included in the Standard Conditions and Requirements will reduce any impacts to a level of less than significant.

STANDARD CONDITIONS & REQUIREMENTS

1. A Phase I Cultural Report will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site.
2. An archeological monitor shall be present during all earthmoving to ensure 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.
3. At least 30 days prior to seeking a grading permit, the project applicant shall contact the

appropriate Tribe¹ to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

4. 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.
5. 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.
6. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
7. 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.
8. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify the soil type and potential for paleontological resources.
9. 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

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.

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.

MITIGATION MEASURES

None.

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

The project site 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 County of Riverside GIS, 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 outside the Riverside County Fault Hazard area. The nearest active fault to the project site is the Elsinore-Temecula fault, located less than ½ mile from the project site. The Elsinore-Glen Ivy fault is located approximately 3 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. However, the project site is located approximately 279 feet from the Riverside County Fault Zone. The potential impacts to the project related the Elsinore Fault Zone (as well as other regional faults) are addressed through compliance with standard design requirements contained in the California Building Code and City of Wildomar Municipal Code. In addition, a geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify the potential for active faults near the project site. With the implementation of the standard code provisions, the anticipated impacts from regional ground shaking are expected to be reduced to a less than significant level for development projects.

ii) Strong seismic ground shaking?

Less Than Significant Impact

Development on the project site could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking along the Elsinore-Temecula fault, located less than ½ mile from the project site, along the Elsinore-Glen Ivy fault, located approximately 3 miles from the project site or along 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. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify the potential for active faults near the project site and seismic impacts. Compliance with the requirements contained in the California Building Code, City of Wildomar Municipal Code regarding structures and construction, and recommendations found in the geotechnical investigation will ensure that any impacts will be less than significant for development on the project site.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. The Riverside County GIS and City of Wildomar General Plan indicate that the project site is located in an area that is designated as

having a moderate potential for liquefaction. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify the possibility of liquefaction and potential impacts from other seismic-related ground failure on the project site. Compliance with the requirements contained in the California Building Code, City of Wildomar Municipal Code regarding structures and construction, and recommendations found in the geotechnical investigation will ensure that ground failure hazards will be less than significant for future development on the project site.

iv) Landslides?

No Impact

The proposed project site is not expected to 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 to unstable geologic units or soil. According to the Riverside County GIS and City of Wildomar General Plan the geotechnical 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.

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

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. 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 will require the submittal of detailed Erosion Control Plans with any project grading plans. The implementation of this standard requirement is expected to address any erosional issues associated with the grading of the site for future development. 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 for future development projects.

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. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify the possibility of liquefaction and potential impacts

from other seismic-related ground failure on the project site. A geotechnical investigation will be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to identify the possibility of liquefaction and potential impacts from other seismic-related ground failure on the project site. Compliance with the requirements contained in the California Building Code, City of Wildomar Municipal Code regarding structures and construction, and recommendations found in the geotechnical investigation will ensure that ground failure hazards will be less than significant for development on the project site.

- 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

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Approval of the plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar will be required for development of the site for industrial and manufacturing uses. A geotechnical investigation was prepared for another project to be located on a parcel (370-340-001) 439 feet east of the proposed project site. The geotechnical investigation concluded that the native soils beneath the site (370-340-001) have a very low to low Expansion Index as defined in the California Building Code. Given the close proximity of two parcels, it is likely that the proposed project site will have soils that fall into the very low to low Expansion Index as defined in the California Building Code. However, development of the project site will require a geotechnical investigation with the plot plan, conditional use permit, and/or parcel map applications to identify the potential for expansive soil as defined in the California Building Code. As a result, no significant impacts are anticipated for the change of zone and Standard Conditions and Requirements will be implemented for development of the project site.

- 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 Impact

The current mobile home on the project site treats wastewater onsite via an onsite sewage disposal system. According to Elsinore Valley Municipal Water District the nearest sewer mains are located in Corydon Street and Mission Trail. The proposed change of zone will not require sewer connection however the development on the site for light industrial and manufacturing uses will likely be required to connect to sewer rather than an onsite sewage disposal system. This will include providing the public infrastructure to connect the project site to the existing sewer mains. A separate environmental assessment will be required at the time of the plot plan, conditional use permit, and/or parcel map applications for development of the project site. If an onsite sewage disposal system is proposed for development of the project site, a soils feasibility study for the use of septic tanks or alternative wastewater disposal systems would be required. As a result, no significant impacts are anticipated for the change of zone and Standard Conditions and Requirements will be implemented for development of the project site.

STANDARD CONDITIONS & REQUIREMENTS

1. Development of the project site shall comply with the California Building Code and City of Wildomar Municipal Code.
2. A geotechnical investigation shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the potential for active faults near the project site and seismic impacts.
3. A geotechnical investigation shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the possibility of liquefaction and ground failure on the project site.
4. A preliminary grading plan shall be required with the with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to address erosion control.
5. Prior to issue of a grading permit for development of the project site, the applicant shall provide an updated soils report to the City of Wildomar Building Department for all development projects.
6. A geotechnical investigation shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify the potential for expansive soil as defined in the California Building Code on the project site.
7. A soils feasibility study for the use of septic tanks or alternative wastewater disposal systems would be required if an onsite sewage disposal system is proposed for developments on the project site.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

DISCUSSION

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

Less Than Significant Impact

The proposed project consists of a change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Given that the General Plan Land Use Designation for the project site is Light Industrial and the change of zone request is for Manufacturing-Service Commercial, development of the site may create an additional increment of hazard to the public or the environment through the routine transport of materials associated with manufacturing and industrial uses. Approval of the plot plan, conditional use permit, and/or parcel map applications by the City of Wildomar will be required for development of the site for industrial and manufacturing uses. During the review process the proposed uses would be evaluated to determine project specific land use compatibility with the surrounding area. Conditions of Approval may also be placed on development projects for permits to be acquired from the County of Riverside Environmental Health and other associated agencies regarding the use of hazardous materials and hazardous waste. These impacts are expected to be less than significant with the review of the plot plan, conditional use permit, and/or parcel map applications and associated permits for to the operation hazardous materials related to the light industrial and manufacturing uses on the project site.

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 of development on the project site, 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 Standard Conditions and Requirements and therefore development of the project site 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 proposed project consists of a change of zone from Rural Residential to Manufacturing-Service Commercial of a 7.22 acre lot. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Given that the General Plan Land Use Designation for the project site is Light Industrial and the change of zone request is for Manufacturing-Service Commercial, future development of the site potential may create a hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials. In addition, the underground storage tank for the mobile home and removal of the mobile home could release hazardous materials into the environment. Approval of a plot plan, conditional use permit, and/or parcel map application by the City of Wildomar will be required for development of the site for light industrial and manufacturing uses. Conditions of Approval may be placed on development of the site for permits to be acquired from the County of Riverside Environmental Health and other associated agencies regarding the use of hazardous materials and hazardous waste. These impacts are expected to be less than significant with the review of the plot plan, conditional use permit, and/or parcel map applications for future developments and associated permits for hazardous materials related to the operation of the light industrial and manufacturing uses on the project site.

- 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 approximately 0.70 miles northeast of Collier (William C) Elementary School. While future development on the project site has the potential to utilize hazardous waste in the industrial and manufacturing operations, the project site is located outside the one-quarter mile of an existing or proposed school. Due to the distance of the project site from an existing or proposed school, the 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?**

Less Than Significant Impact

The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. 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 but identified two Leaking Underground Fuel Tank cleanup sites approximately 2,500 feet from the project site, one located northeast of the project site and the other located southeast of the project site. The Leaking Underground Fuel Tank cleanup sites are undergoing cleanup due to an unauthorized release from an underground storage tank system. A Phase I Report may be required prior to development of the project site for light industrial and manufacturing uses to determine if any hazardous materials are located on site. Consequently, the impacts are expected to be less than significant.

- 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 10 miles 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.

- 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 closest private airstrip in the vicinity of the proposed project is Skylark Field, a private airport, and not a Public Use Facility. The airport is used primarily for skydiving aircraft which commonly drop parachutists into the nearby Lake Elsinore floodplain area south of the lake. The airport is also used for gliding and other recreational uses. Skylark Field has not adopted an airport land use compatibility plan. The Skylark Field Airport is located at the south end of Lake Elsinore; the boundary line for the

airport is located approximately 1,000 feet northeast of the project site. The project site does not align with the approach or take off patterns of the existing runway, and the proposed project site is located approximately 1,500 feet southwest from the runway, perpendicular to the flight path. Because of the airport's limited use as well as the project's location in relation to the runways, no significant impacts to the project are anticipated and no mitigation measures are required. Therefore, the proposed project would not 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?

No Impact

The proposed project will not conflict with any emergency response or evacuation plans. Access to the project site is currently taken from Beecher Street off of Guffy Lane. The approval of the change of zone application will not require modifications to access of the project site however the change of zone will allow for development of the site for industrial and manufacturing uses. It is not anticipated that development of the project site will impair or interfere with an adopted emergency response plan or emergency evacuation plan but moreover improve access from the project site and surrounding parcels to Mission Trail through public improvements of Beecher Street and Guffy Lane. 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

Per the City of Wildomar General Plan and Riverside GIS Maps, the project site is not located within the High Wildfire Zone area and therefore will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, development on the project site 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, no impact is expected and no specific mitigation is required.

STANDARD CONDITIONS & REQUIREMENTS

1. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site. The plot plan, conditional use permit, and/or parcel map applications will include a review of potential for hazardous materials associated with the manufacturing and industrial developments.
2. Conditions of approval may be placed on development of the project site for permits to be acquired from the County of Riverside Environmental Health and other associated agencies regarding the use of hazardous materials and hazardous waste.
3. 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 any development of the site.

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

MITIGATION MEASURES

None.

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) 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?			✓	
e) Otherwise substantially degrade water quality?			✓	
f) 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?				✓
g) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?			✓	
h) 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?				✓
i) Inundation by seiche, tsunami, or mudflow?				✓

DISCUSSION

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

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to

Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The project falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) and is located in the Santa Ana Watershed. Development of the project site would be required to provide Water Quality Management Plan (WQMP). The WQMP will identify best management practices (BMP's) and other measures necessary to protect water quality. A requirement for a WQMP for development on the project site will be included in the Standard Conditions and Requirements. Development of the site project is not expected to violate any water quality standards, waste discharge requirements, or have a significant impact on the environment with the required implementation of best management practices and other measures contained in a WQMP.

- 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). According to EVMWD the nearest water main is located in Beecher Street. The proposed change of zone will not require water service however development of the site for light industrial and manufacturing uses will required to connection and upgrade to the existing water main in located in Beecher Street. 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 development site prior to the issuance of building permits. In addition, a separate environmental assessment will required at the time of the plot plan, conditional use permit, and/or parcel map applications for the development of the project site. It is not anticipated that the development will 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 Standard Conditions and Requirements will be implemented for development of the project site.

- 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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. According to the Sedco Master Drainage Plan prepared by the Riverside County Flood Control and Water Conservation District, an open channel (Line G) drains across the property from the east to the west. Prior to any development on the site a hydrology and hydraulics report will be required to identify the drainage features on the site. A

Jurisdictional Waters Delineation Report may also be required to identify potential jurisdictional waters onsite. As a result, no impacts alterations to 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 are anticipated with the approval of the change of zone application. However, future development of the site allowed by the change of zone may have impacts on drainage patterns and will need to be reviewed by the City of Wildomar and other necessary agencies through the plot plan, conditional use permit, and/or parcel map applications process.

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

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. 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 Water Quality Management Plan (WQMP) will be required for future development projects to address drainage patterns on the site and implementation of BMP's with the plot plan application. With the implementation of a WQMP and compliance with requirements of the runoff program for the Santa Ana Watershed, any impacts are considered less than significant.

e) Otherwise substantially degrade water quality?

Less Than Significant Impact

The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. Development of the project site will comply with the requirements of the Stormwater Pollution Prevention Program, WQMP, and the City of Wildomar's erosion control requirements to ensure that significant water quality impacts and violations of standards and requirements do not occur and will not otherwise substantially degrade water quality. Implementation of the Stormwater Pollution Prevention Program, WQMP, and the City of Wildomar's erosion control requirements will reduce any water quality impacts from future development to be less than significant.

f) 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 General Plan Land Use Designation is Light Industrial and the applicant is applying for a change of zone from Rural Residential to Manufacturing Service Commercial to allow for industrial and manufacturing uses. Consequently, development of the project site 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 on the project site. As a result, no impacts are

anticipated.

- g) 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. According to the County of Riverside GIS, the project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated.

- h) 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 project site 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.

- i) 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.

STANDARD CONDITIONS & REQUIREMENTS

1. A hydrology and hydraulics report will be required to identify the drainage features on the site shall be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development projects to identify potential drainage courses and drainage patterns on the proposed project site.
2. A Jurisdictional Waters Delineation Report may also be required as a part of the plot plan, conditional use permit, and/or parcel map applications for development projects to identify potential jurisdictional waters on the proposed project site.
3. Prior to the approval of the grading permit for future development, the City shall review and approve a Final Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Program.
4. Development projects shall comply with the urban runoff program for the Santa Ana Watershed which requires that post-development flows do not exceed the pre-development flows for 2-year, 24 hour-and 10-year, 24-hour rainfall events.

MITIGATION MEASURES

None.

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 at located at 32085 Beecher Street at the intersection of Beecher Street and Guffy Lane. The site is currently occupied with a mobile home. The properties to the north and northeast are developed with a dairy farm. The properties to the south, east and west are development with a combination of single-family homes, mobile homes and vacant land. The project site and the properties to the north, south and west are zoned Rural Residential (R-R). The properties to the east are zoned Rural Residential (R-R) and General Commercial (C-1/C-P).

The Wildomar General Plan Land Use Designation for the project site and adjacent lots to the north, east and west is Light Industrial. The lots to the south are designated Medium Density Residential. The applicant is applying for change of zone for the project site to be rezoned from Rural Residential to Manufacturing-Service Commercial to allow for development of the site for industrial and manufacturing uses. The rezone of the project site to Manufacturing-Service Commercial would 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. Development of the project site would improve access from the project site and surrounding parcels to Mission Trail through public improvements of Beecher Street and Guffy Lane. As a result, no significant impacts are anticipated.

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 are zoned Rural Residential (R-R) and General Commercial (C-1/C-P). The applicant is applying for change of zone for the project site to be rezoned from Rural Residential to Manufacturing-Service Commercial to allow for development of the site for industrial and manufacturing uses. The Wildomar General Plan land use designation for the project site and adjacent lots to the north, east and west is Light Industrial. The lots to the south are designated Medium Density Residential. The rezone of the project site to Manufacturing-Service Commercial would be 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 change of zone application. As a result, no impacts are anticipated.

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. The project site is not located with the Stephen's Kangaroo Rat plan area. However, according to the Riverside County Integrated Project (RCIP) website, a Burrowing Owl Habitat Assessment will be required with any future development applications to determine if potential burrowing owl habitat is present on the site. Development of the site will be subject to environmental review on a project specific basis, and shall be included in the standard conditions and requirements. A further discussion of the MSHCP can be found in the Biology section. As a result of the MSHCP report, no impacts are anticipated.

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. The MRZ-3 is defined as areas where the likely available geologic information indicates that mineral deposits are likely to exist however the significance of the deposit is undetermined. There is no historical use of the site or surrounding area for mineral extraction purposes. 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. A geotechnical report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify any significant mineral resources on the project site. As a result, no impacts are anticipated.

- 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. A geotechnical report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify any significant mineral resources on the project site. As a result, no impacts are anticipated.

STANDARD CONDITIONS & REQUIREMENTS

1. A geotechnical report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify any significant mineral resources on the project site.

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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The site is currently contains a mobile home and has a minimal contribution to local noise levels. Existing ambient noise is generated from the operation of the dairy farm which is adjacent to the project site on the north and northeast side. The properties to the south, east and west are a combination of single-family homes, mobile homes and vacant land. The Wildomar General Plan Land Use Designation for the project site and adjacent lots to the north, east and west is Light Industrial. Given the land use designation of the project site, Light Industrial, it is anticipated that the potential for noise would be associated with the operation of industrial and manufacturing uses. However, the actual noise levels cannot be determined until a project specific

plot plan, conditional use permit, and/or parcel map applications are submitted to the City. Development of the project site would be required to comply with the developments standards of Chapter 17.100 of the Wildomar Municipal Code and Chapter 7 Noise Element of the Wildomar General Plan, which addresses noise. A noise study that may also be required with the plot plan application. Also, development of the site will likely result in a minor incremental increase in noise levels mostly due to vehicular traffic and commercial trucks associated with the industrial and manufacturing uses. Given the underlying General Plan Designation of Light Industrial, and implementation of the developments standards from Chapter 17.100 of the Wildomar Municipal Code and Chapter 7 Noise Element of the Wildomar General Plan, development of the site may increase the noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore when development applications are submitted to the City, a noise impact analysis will be required.

Additionally, construction noise from development of the site would be expected 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 to minimize any adverse noise effects.

Permanent and temporary construction noise levels associated with future development of the site 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. Compliance and/or implementation of 9.52 of the Wildomar Municipal Code, Chapter 17.100 of the Wildomar Municipal Code, Chapter 7 Noise Element of the Wildomar General Plan, 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

Actual noise levels cannot be determined until a project specific a project specific plot plan, conditional use permit, and/or parcel map application is submitted to the City. However groundborne vibrations and noise can result from both the construction and grading of the site. A geotechnical report and/or soils report would be required with the plot plan, conditional use permit, and/or parcel map applications for development of the site to identify the soil conditions on the project site. These reports would indentify if the use of unusual grading equipment or blasting which would result in the creation of excessive groundborne vibrations will be required for construction and grading of the site. While some localized vibrations may occur during the grading and soil hauling activities, any impacts are expected to less than significant and limited to the project site. Development of the project site shall comply with 9.52 of the Wildomar Municipal Code, Chapter 17.100 of the Wildomar Municipal Code, Chapter 7 Noise Element of the Wildomar General Plan. When development applications are submitted to the City, a noise impact analysis will be required.

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 the dairy farm which is adjacent to the project site on the north and northeast side. The properties to the south, east and west are a combination of single-family homes, mobile homes and vacant land. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed for the project site. The Wildomar General Plan Land Use Designation for the project site and adjacent lots to the north, east and west is Light Industrial. Given the land use designation of the project site, Light Industrial, it is anticipated that the potential for noise would be associated with the operation of industrial and manufacturing uses. However, the actual noise levels cannot be determined until a project specific plot plan, conditional use permit, and/or parcel map application is submitted to the City is submitted to the City. Development of the project site would be required to comply with the developments standards of Chapter 17.100 of the Wildomar Zoning Code and Chapter 7 Noise Element of the Wildomar General Plan, which addresses noise. A noise study may also be required with the plot plan, conditional use permit, and/or parcel map applications. Also, development of the site will likely result in a minor incremental increase in noise levels mostly due to vehicular traffic and commercial trucks associated with the industrial and manufacturing uses. The most noticeable source of non-automotive noise from commercial development is from roof-mounted equipment (such as exhaust fans and air conditioners). Given the underlying General Plan Designation of Light Industrial, and implementation of the developments standards from Chapter 17.100 of the Wildomar Municipal Code and Chapter 7 Noise Element of the Wildomar General Plan, the permanent increase in ambient noise levels in the project vicinity above levels existing without the project shall be considered less than significant.

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

The site is currently developed with a mobile home and has a minimal contribution to local noise levels. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Development of the project site 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 compliance of Chapter 9.52 of the Wildomar Municipal Code, construction associated with the future development of the project site, it is anticipated that the noise impacts will be less than significant.

- 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 public use airport. The closest public airport is French Valley Airport, approximately 10 miles southeast of the project site. The project site is outside of the airport's 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

The Skylark Field Airport is located at the south end of Lake Elsinore; approximately 1,000 feet northeast of the project site. The project site does not align with the approach or take off patterns of the existing runway, and the proposed project site is located approximately 1,500 feet southwest from the runway, perpendicular to the flight path. Skylark Field is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield, the airport's limited use, as well as the project's location in relation to the runways, no impacts are anticipated and no mitigation measures are required.

STANDARD CONDITIONS & REQUIREMENTS

1. A plot plan, conditional use permit, and/or parcel map applications will be required for any development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. Development of the project site would be required to comply with the developments standards of Chapter 17.100 of the Wildomar Municipal Code and Chapter 7 Noise Element of the Wildomar General Plan.
3. Development of the project site would be required to comply with the provisions of Chapter 9.52 of the Wildomar Municipal Code to minimize any adverse noise effects.
4. A noise impact study may be required with the plot plan, conditional use permit, and/or parcel map applications for development projects on the project site.

MITIGATION MEASURES

None.

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 is a change of zone application from Rural Residential to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. The project site is limited to 7.22 acre lot. It is anticipated that the proposed development for light industrial and manufacturing uses will not 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). In addition, a project specific environmental assessment will be required with the plot plan, conditional use permit, and/or parcel map applications with development of the project site. The environmental assessment would address direct and indirect population growth impacts of the proposed development project. As a result, any impacts related to the proposed project site are considered less than significant.

- 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 south corner of the lot that was constructed in 1983 according to County records. Development of the site is not expected to be significant to displacing substantial numbers of people since it will be the loss of a single-family residence and construction of replacement housing is not necessary elsewhere. In addition, the Wildomar General Plan land use designation for the project site is Light Industrial and the applicant is applying for change of zone for the project site from Rural Residential to Manufacturing-Service

Commercial (M-SC). Upon approval of the zone change, development of light industrial and manufacturing uses will be consistent with the zoning designation of MS-C. There are many housing units available within the community and surrounding area. Consequently, future development of the site for light industrial and manufacturing uses 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.

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 south corner of the lot that was constructed in 1983 according to County records. Eventually development of the project site could result in the loss of one residential unit, the existing mobile home. The loss of one residential unit is not expected to be significant to displacing substantial numbers of people and will not require construction of replacement housing elsewhere. In addition, the Wildomar General Plan land use designation for the project site is Light Industrial and the applicant is applying for change of zone for the project site from Rural Residential to Manufacturing-Service Commercial (M-SC). Upon approval of the zone change, development of light industrial and manufacturing uses will be consistent with the zoning designation of MS-C. In addition, 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.

STANDARD CONDITIONS & REQUIREMENTS

1. A project specific environmental assessment shall be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site.

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 1.74 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. Development of the project site will be 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, a change of zone, is not expected to result in activities that create unusual fire protection needs or significant impacts. However, development of the site as a result of the change of zone could increase the demand for fire protection. These impacts will be considered incremental and can be offset through the payment of the appropriate Development Impact Fee by the development of light industrial and manufacturing uses on the site.

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 3.66 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 change of zone application/approval will not be applicable to development impact fees however development projects for light industrial and manufacturing uses will be 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 by the future development of light industrial and manufacturing uses on the site.

c) Schools?

No 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. Development of site is not anticipated to 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. As a result, no impacts are anticipated.

d) Parks?

No Impact

Development of site with industrial and/or manufacturing uses 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

Development of site 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. It is anticipated that development of the project site for light industrial and manufacturing uses on the site will not result in a substantial increase for additional public service impacts. Any impacts 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 for development of the project site, 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 for development of the project site, 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.

3. Prior to issuance of any building permit for development of the project site, the developer shall pay the required the appropriate development impact fees.
4. Prior to issuance of any building permit for development of the project site, a Final Will Serve letter from the Riverside County Fire Department, Riverside County Sheriff's Department and Lake Elsinore Unified School District shall be provided to the City of Wildomar.

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 limited to a change of zone request from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Due to development of site with industrial and/or manufacturing uses, the project site is not anticipated 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 limited to a change of zone request from Rural Residential to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. Due to future development of site with industrial and/or manufacturing uses, it is not anticipated that the development will 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 proposed from Guffy Lane to Beecher Street. The Community Trail is not shown along the portion of Beecher Street that fronts the project site on the Wildomar General Plan Trails and Bikeway System Map. Development of the site for light industrial and manufacturing uses will not be required to implement Community Trail improvements for Beecher Street along the project frontage.

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 is located at 32085 Beecher Street. The project site is roughly 1.16 miles west of Interstate 15. According to the Wildomar General Plan, Beecher 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 Beecher Street has a 60 foot right-of-way.

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 2.

TABLE 2 - 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

* From Circulation Element of the Wildomar General Plan

The proposed project is limited to a change of zone request from Rural Residential to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. A plot plan, conditional use permit, and/or parcel map applications will be required for development of the project site and further traffic analysis will be conducted based on project specifics to determine the environmental impacts.

The change of zone application and development of the project site with industrial and manufacturing is consistent with the General Plan Land Use Designation of Light Industrial. The project site is also consistent with the circulation system requirements of the General Plan. In addition to the physical roadway improvements that would be required of development on the project site , 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. Approval of the change of zone will not an increase in traffic in relation to traffic load and capacity and therefore is considered to have a less than significant impact. As discussed, a plot plan, conditional use permit, and/or parcel map application would be required for development of the project site and a traffic analysis would be conducted to determine the project specific traffic and environmental impacts.

- 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

Beecher Street and Guffy Lane are not designated as part of the Riverside County Congestion Management Program (CMP) roadway. However, it is possible that some of the vehicle trips leaving the project site may connect to the CMP network at Interstate 15. The development of the project site could add an additional increment of traffic to the designated CMP network. The increment of potential impacts associated with development of the project site 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?**

Less Than Significant Impact

The proposed change of zone and development of the site 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. A plot plan, conditional use permit, and/or parcel map application will be required for development and the development projects will be subject to the height and development standards in accordance with the Chapter 17.100 of the City of Wildomar Municipal Code. As a result, the impacts of the development are anticipated to be less than significant as height and development standards will be consistent with Chapter 17.100 of the City of Wildomar Municipal Code.

- 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 Beecher Street and Guffy Lane 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.

- e) Result in inadequate emergency access?**

Less Than Significant Impact

The project has no potential to result in inadequate emergency access. Access to the project site is currently taken from Beecher Street off of Guffy Lane. Development of the project site would improve access from the project site and surrounding parcels to Mission Trail through public improvements of Beecher Street and Guffy Lane per Ordinance 461 of the City of Wildomar and the Wildomar General Plan. Development of the project site will subject to a plot plan review and therefore be designed as to not interfere with areawide emergency access or the implementation of local emergency response plans. As a result, no significant impacts are anticipated.

- f) Result in inadequate parking capacity?**

Less Than Significant Impact

The proposed project is limited to a change of zone request from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. A plot plan will be required for development and be subject to the on-site parking requirements accordance with the Chapter 17.188 of the City of Wildomar Zoning Code. As a result, the impacts of development on the project site are anticipated to be less than significant as parking will be provided in accordance with Chapter 17.188 of the City

of Wildomar Zoning Code.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact

Beecher 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 Beecher 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. The change of zone application will not trigger the roadway improvements however development of the project site will be conditioned for roadway improvements. In addition, it is likely that roadway improvements will be required for Guffy Lane at the time of development. Bicycle lanes, bus turnouts or other design components to support alternative transportation maybe included in the project design for future development of the site. Development of the site will not conflict with adopted policies supporting alternative transportation as future development will be subject to a plot plan, conditional use permit, and/or parcel map review by the City of Wildomar. As a result, no significant impacts are expected.

STANDARD CONDITIONS & REQUIREMENTS

1. A plot plan, conditional use permit, and/or parcel map applications will be required for any development of the project site. The review of these entitlement applications will ensure land use and design compatibility with the surrounding area and compliance with the development requirements of the General Plan, Zoning Ordinance, and Redevelopment Area Design Guidelines.
2. A traffic study may be required with the plot plan, conditional use permit, and/or parcel map applications for development of the project site to indentify project specific traffic and environmental impacts.
3. Prior to the issuance of any building permit for future development of the project site, the developer shall pay the appropriate locally designated Development Impact Fees.
3. Prior to issuance of any building permit for development of the project site, the developer shall pay the appropriate Transportation Uniform Mitigation Fee.
4. Development of the project site will be subject to the on-site parking requirements accordance with the Chapter 17.188 of the City of Wildomar Zoning Code
5. Development of the project site will trigger roadway improvements per in Ordinance 461 of the City of Wildomar and the Wildomar General Plan, including the but not limited to the construction of sidewalks, curbs and gutters along the property frontage.
6. Development of the project site may trigger requirements for bicycle lanes, bus turnouts or

other design components to support alternative transportation in the project design.

MITIGATION MEASURES

None.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with the Incorporated Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact

The project falls under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB) and is located in the Santa Ana Watershed. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. Approval of the change of zone will allow for development of the site for industrial and manufacturing uses, which is consistent with the Wildomar General Plan Land Use Designation for the project site, Light Industrial. Given the use type of the future development, industrial and manufacturing, future development will be required to connect to sewer service provided by Elsinore Valley Municipal Water District (EVMWD). Receipt of a Final Will Serve letter will be a condition of approval of the plot

plan, conditional use permit, and/or parcel map applications for development of the site to ensure that sufficient sewer capacity is available to serve the site prior to the issuance of building permits. It is not anticipated that the development of the project site will exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board given the consistency of the project site with the General Plan Land Use Designation. Potential 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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. The project site is within the service boundary for the Elsinore Valley Municipal Water District (EVMWD). Water for the mobile home is currently provided by EVMWD. Future development of the project site for light industrial and manufacturing uses will require water and sewer service connections provided by Elsinore Valley Municipal Water District (EVMWD). In addition, potential infrastructure upgrades and additional infrastructure may be required for the water and sewer connection. Plot plan, conditional use permit, and/or parcel map applications will be subject to environmental review on a project specific basis to address the potential impacts of the construction of water and sewer service connections to the project site. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water and sewer service for the development on the project site. Receipt of a Final Will Serve letter will be a condition of approval for the development of the project site to ensure that sufficient capacity is available to serve the site prior to the issuance of building permits. The change of zone approval is not anticipated to physically alter existing facilities or result in the construction of new or physically altered facilities; however, development of the project site will need to be further analyzed for impacts at the time of a plot plan application. The development of the project site 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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. Development of the project site may require the construction of new storm drainage facilities to address drainage issues on the project site. A Preliminary Water Quality Management Plan and a drainage plan would be required as part of the plot plan, conditional use permit, and/or parcel map applications for development of the project site to address potential drainage impacts as well as identify best management practices (Further discussed in the Hydrology and Water Quality Section of this Initial Study). Since no new or expanded storm drain facilities are proposed with the change

of zone and development of the project site will be addressed by requiring a Preliminary Water Quality Management Plan as part of the plot plan application, the impacts are anticipated to be less than significant.

- 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 is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for future development of the site for industrial and manufacturing uses. No development projects have been proposed. Development of the project site for light industrial and manufacturing uses will require water connection provided by Elsinore Valley Municipal Water District (EVMWD). In additional potential infrastructure upgrades and additional infrastructure may be required for the water connection to the project site. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of water service for the development on the project site. Receipt of a Final Will Serve letter will be a condition of approval for the development of the project site to ensure that sufficient water supply is available to serve the site prior to the issuance of building permits. The change of zone approval is not anticipated to create an additional demand for water supplies and is considered to have a less than significant impact. However, the water demand for development of the project site will be need to be further analyzed at the time of a plot plan application.

- 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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. No development plans have been proposed for the project site however approval of the change of zone will create the potential for the site to be developed with light industrial and manufacturing uses. Development of the project site for light industrial and manufacturing uses will require sewer connection provided by Elsinore Valley Municipal Water District (EVMWD). In additional potential infrastructure upgrades and additional infrastructure may be required for the sewer connection to the project site. The project applicant will be required to obtain a Final Will Serve letter issued by EVMWD outlining the conditions of sewer service for development on the project site. Receipt of a Final Will Serve letter will be a condition of approval for development of the project site to ensure that sufficient sewer capacity is available to serve the site prior to the issuance of building permits. The change of zone approval is not anticipated to create an additional demand for sewer capacity and is considered to have a less than significant impact. However, the sewer capacity for future development of the project site will be need to be further analyzed at the time of a plot plan application.

- 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 4,000 tons per day is reserved for refuse generated within Riverside County. As of January 1, 2009, the landfill had a remaining in-County disposal capacity of approximately 39.969 million tons. The landfill is expected to reach capacity in approximately 2031. The Lamb Canyon Landfill is currently permitted to receive 3,000 tons of refuse per day and as of June 30, 2008, had an estimated total disposal capacity of approximately 15.461 million tons. As of January 1, 2009, the landfill had a total remaining capacity of approximately 9.541 million tons. The current landfill remaining disposal capacity is estimated to last until 2020 and there is potential to expand the Lamb Canyon Landfill site. The proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. Development of the project site for light industrial and manufacturing uses will require solid waste disposal. It is anticipated that development will be adequately served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs however specific generation rates would be further analyzed at the at the time of a plot plan application. In addition, the existing mobile home will need to be disposed of prior to any grading on the project site. As a result, the impacts of the change of zone are considered to 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 limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. No development projects have been proposed. The change of zone approval will not trigger compliance federal, state and local statues and regulations related to solid waste. However, development of the project site for light industrial and manufacturing uses will be required to comply with federal, state and local statues and regulations related to solid waste, including the requirements of the Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327).

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 development of the project site prior to the issuance of building permits.
2. Prior to the approval of the grading permit for development of the project site, the City shall review and approve a Final Water Quality Management Plan (WQMP).

MITIGATION MEASURES

None.

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

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 proposed project is limited to a change of zone application from Rural Residential to Manufacturing-Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. The change of zone is consistent with the Wildomar General Plan Land Use Designation for the project site, Light Industrial. Development of the site with light industrial and manufacturing uses will also be consistent with the Wildomar General Plan Land Use Designation of Light Industrial. In addition, development of the project site

will be subject to a plot plan review and additional environmental assessment for project specific impacts that cannot be assessed in this Initial Study. Given that the project is limited to a change of zone and requirement of further environmental analysis for development of the project site at a project specific level, the proposed project will have a less than not significant affect on the environment.

- 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

Based on evaluations and discussions contained in this Initial Study, the proposed project will not have cumulatively considerable impacts because the proposed project is limited to a change of zone application from Rural Residential to Manufacturing- Service Commercial. The approval of the change of zone will allow for development of the site for industrial and manufacturing uses. The change of zone is consistent with the Wildomar General Plan Land Use Designation for the project site, Light Industrial. Development of the site with light industrial and manufacturing uses will also be consistent with the Wildomar General Plan Land Use Designation of Light Industrial. No cumulative environmental impacts have been identified in association with the proposed project, a change of zone application. Cumulative environmental impacts of the development of the site for light industrial and manufacturing uses will need to be addressed at a project specific level as part of the plot plan, conditional use permit, and/or parcel map applications. Given that the project is limited to a change of zone and requirement of further environmental analysis for development of the project site at a project specific level 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

The proposed project, a change of zone application, does not have the potential to significantly adversely affect humans, either directly or indirectly. However, future development of the site has the potential to have direct or indirect substantial adverse effects on human beings. While, the development of the site for light industrial and manufacturing uses is consistent with the Wildomar General Plan Land Use Designation of Light Industrial, further environmental impacts will be analyzed at a project specific level as part of the plot plan, conditional use permit, and/or parcel map applications. Given that the project is limited to a change of zone and requirement of further environmental analysis for the development on the project site at a project specific level, the environmental effects are expected to cause a less than significant adverse level of impact to humans.