



CITY OF WILDOMAR

PLANNING COMMISSION

Commission Members

Chairman Robert Devine · Vice-Chairman Harv Dykstra

Gary Andre · Scott Nowak · Miguel Casillas

REGULAR MEETING

WEDNESDAY, MARCH 4, 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.

AGENDA

1.0 CALL TO ORDER

- 1.1 Roll Call
- 1.2 Pledge of Allegiance

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

3.0 APPROVAL OF MINUTES:

- 3.1 Approval of the January 21, 2009 Regular Meeting Minutes.
- 3.2 Approval of the February 18, 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 Case No:** [08-0052] Conditional Use Permit 03545
- Applicant:** Reza Kassraian, Pars Global, LLC
- Location:** Northeast corner of Clinton Keith Road and George Avenue (APN: 362-250-003).
- Proposals:** CUP03545: A conditional use permit is proposed for the sale of alcoholic beverages (off-sale) from a proposed drug store to be located within the commercial development. The proposed project Plot Plan consists of the development of approximately 45,638 square feet of commercial retail development and day care facility, parking facilities, street improvements and associated appurtenances on an approximate 4.74-acre site. The proposed commercial development includes an approximately 3,700 square foot (sf) fast-food restaurant, a series of three smaller commercial buildings totaling 7,800, 3,858, and 6,880 sf, a 14,400 sf anchor retail (drug store) building and a 9,000 sf of day care building. The proposed development also includes: 221 parking stalls, the expansion of the Clinton Keith Road right-of-way, landscaping, and related infrastructure.
- Environmental Action:** In accordance with the California Environmental Quality Act (CEQA), that although the proposed project could have a significant effect on the environment; there will not be a significant effect in this case because a MITIGATED NEGATIVE DECLARATION will be adopted.
- Planner:** Gary Wayne, gwayne@cityofwildomar.org

STAFF REPORT:

OPEN PUBLIC HEARING:

COMMENTS FROM APPLICANT:

COMMENTS FROM THE PUBLIC:

FINAL COMMENTS FROM THE APPLICANT:

CLOSE PUBLIC HEARING:

COMMENTS FROM COMMISSIONERS:

STAFF RECOMMENDATION: Staff recommends approval of Resolution PC09-001 adopting the Mitigated Negative Declaration and approval of Resolution PC09-002 approving revisions to the Conditional Use Permit.

COMMISSION VOTE: Ayes:

Noes:
Absent:
Abstain:

5.2 Case No. [08-0027] Revised Plot Plan PP22461 and Revised Parcel Map 35219

Applicant: MDMG, Inc.
Location: North of Palomar Street, south of Stable Lanes Road, east of Clinton Keith Road, and west of Rock Elm Drive (APNs: 380-130-015 & 380-130-016)
Proposals: PP22461 The site is currently under construction based on a plot plan already approved by the County of Riverside. The project Plot Plan proposes to revise the approved plot plan by eliminating a 2-story, 11,717 sq. ft. office building and an approximately 7,700 sq. ft. retail structure and replacing them with an approximately 26,000 sq. ft. car wash and auto service facility. The revised plot plan also includes architectural elevations for an approved drive-thru restaurant that was approved as a use and a pad. PM35219 The Parcel Map is a Schedule E map which proposes a revision to the approved parcel map to subdivide the site into seven parcels instead of eight. The zoning for the project site is general commercial (C-1/CP) and the General Plan Land Use Designation is Commercial Retail (CR).

Environmental

Action: In accordance with the California Environmental Quality Act (CEQA), although the proposed project could have a significant effect on the environment, there will not be a significant on the environment in this case because revisions in the project have been agreed to by the applicant or mitigation measures have been added to the project and a Mitigated NEGATIVE DECLARATION will be adopted.

Planner: David Hogan, dhogan@cityofwildomar.org

STAFF REPORT:

OPEN PUBLIC HEARING:

COMMENTS FROM APPLICANT:

COMMENTS FROM THE PUBLIC:

FINAL COMMENTS FROM THE APPLICANT:

CLOSE PUBLIC HEARING:

COMMENTS FROM COMMISSIONERS:

STAFF RECOMMENDATION: Staff recommends approval of Resolution PC09-003 adopting the Mitigated Negative Declaration and approval of Resolution PC09-004 approving revisions to the Plot Plan & Parcel Map.

COMMISSION VOTE: Ayes:
 Noes:
 Absent:
 Abstain:

6.0 GENERAL BUSINESS ITEMS:

None.

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. The Planning Director is Gary Wayne.

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 regular meeting of the Wildomar of the Wildomar Planning Commission is on Wednesday, March 18 2009 at 7:00 P.M.

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

REPORTS: All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road and at the Mission Trail Library, 34303 Mission Trail Blvd., Wildomar, CA. 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 February 27, 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
JANUARY 21, 2009**

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

Present: Robert Devine, Chairman
Miguel Casillas
Scott Nowak

Absent: Harv Dykstra, Vice-Chairman
Gary Andre

Staff Present: Planning Director Gary Wayne
Assistant Planning Director David Hogan
Deputy City Attorney Thomas Jex
Planner Sean del Solar

1.2 PLEDGE OF ALLEGIANCE:

Chairman Devine led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

None.

3.0 APPROVAL OF MINUTES:

Commissioner Nowak moved to approve the Minutes of December 17, 2008 and January 7, 2009. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES: Devine
Casillas
Nowak

NOES: NONE
ABSENT: Dykstra
Andre
ABSTAIN: NONE

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

None.

6.0 GENERAL BUSINESS ITEMS:

6.1 ZONE CHANGE CZ07440 & PLOT PLAN PP22249 (PL08-0162).

Applicant: Kenneth Robles
Location: South of Palomar Street and west of Kilgore Road (APN380-140-004).
Proposals: CZ07440 would change the project site's zoning from Rural Residential (R-R) to General Commercial (C-1/C-P).
PP22249 proposes the construction of a 17,288 SF automobile repair facility on 2.28 gross acres. The development would include the construction of a building (17,288 SF), 18 automobile service bays, 102 standard and 5 handicapped parking stalls, a 10 foot wide multi-use trail, and an open space area for Riparian/Riverine protection.
Environmental
Action: In conjunction with Environmental Assessment EA41118, a mitigated negative declaration has been prepared for this project.

Chairman Devine opened the item to public comment.

Rich Robertson addressed the Commission about the project. He stated that the applicant, Mr. Robles had previously offered to buy his property adjacent the proposed project site, however Mr. Robertson did not sell because he felt the site was not appropriately zoned for an auto repair facility. Mr. Robertson noted the passage of time since these events and stated that while although the County Planning Commission has since partially approved the project; he still had concerns over the noises that would originate from the proposed project if left unmitigated. He went on to specify that the

repair bay doors will face an area planned for single family homes and that the building will also appear too industrial as seen from Palomar Street. Mr. Robertson also stated that he has additional concerns with the potential loss of property values if the project goes forward as designed. Mr. Robertson suggested that if the project could look better and mitigate the noise issues he would not oppose the project.

STAFF REPORT: The staff report was presented by Planning Director Wayne.

Planning Director Wayne began by explaining that since the City incorporated, it obtained jurisdiction over projects within the City's boundaries that were originally filed with and being processed by the County of Riverside. He went on to explain that while the Plot Plan application (PP22249) was approved by the County of Riverside Planning Commission, it was subject to the approval of the Zone Change; but the County Board of Supervisors did not take action prior the incorporation of the City. Planning Director Wayne further explained that the Zone Change is a legislative action and it is scheduled to go before the City Council on January 28, 2009. Planning Director Wayne then clarified that this was not a public hearing, no action on this item would be taken and that the item was before the Commission as information only because the County Planning Commission already took action on this application at a duly noticed public hearing. He then encouraged Mr. Robertson to attend the January 28, 2009 meeting of the City Council.

Planning Director Wayne informed the Commission that the Planning Department will periodically bring partially approved projects to the Commission for informational purposes only.

Chairman Devine asked if it was known how many more situations similar to this one existed.

Planning Director Wayne indicated that the number was known but that the City's Planning Department is in the process of an outreach to applicants to ensure they wish to continue to process their application.

Chairman Devine then asked if there was a deadline for applicants to respond.

Planning Director Wayne answered in the affirmative and stated that the Permit Streamlining Act establishes timeframes.

Commissioner Nowak questioned if there was anything the Planning Commission could do to address the design concerns with the project.

Planning Director Wayne responded that the Commission could take no action because the item was presented as information only. He went on to explain that the City Council does have several options available because it is not bound by the recommendation of the County Planning Commission. The City Council could deny the zone change or they could send the project back staff and the Planning Commission for further review.

Commissioner Nowak asked if the Council has been made aware of the options available to them.

Planning Director Wayne responded that the City Council would be made aware of the different options available to them by the time of the next Council Meeting.

Chairman Devine asked if the County Planning Commission approved the single family homes planned to go in behind the proposed project.

Planning Director Wayne responded in the affirmative and stated that there are several conflicting land uses in the City of Wildomar's current General Plan.

Commissioner Nowak suggested that the planned single family residential development adjacent to the subject site was approved well before the proposed project.

Planning Director Wayne then agreed and began to discuss the Rural Residential zone Mr. Robertson had questioned. Planning Director Wayne explained that it is a holding zone which permits a wide variety of different uses which can sometimes be incompatible with one another. He also explained that it is inconsistent with the General Plan and nearly all new projects require a zone change. He went on to explain that the proposed project would require a zone change from Rural Residential to be consistent with the General Plan's Commercial Retail land use designation. Planning Director Wayne wrapped up by explaining that the reason for bringing this item before the Commission is to better explain the future role the Commission may have with the project and to familiarize everyone with the situation.

Commissioner Nowak recognized the legitimacy of Mr. Robertson's concerns.

Mr. Robertson addressed the Commission again and stated that he felt uses such as restaurant or offices would be more appropriate in the Commercial Retail land use designation and that they would be more community friendly.

Planning Director Wayne indicated that the City has the County Staff Report for the project and the minutes from the meeting which approved it.

Chairman Devine asked if the noise issues were addressed.

Planning Director Wayne indicated that the noise issues were partially addressed but that they need additional review. He went on to explain that Planning and Engineering staff are reviewing the project and drafting conditions which would more appropriately address a myriad of issues associated with the project.

Chairman Devine asked if there could be operation limitations placed on the facility. He then suggested that closing the bay doors could mitigate the noise from the use of the facility.

Commissioner Nowak agreed but thought that having the doors closed would have negative effect on the project design.

Mr. Robertson suggested that there are well designed auto repair facilities on Jefferson Avenue in the city of Murrieta.

Planning Director Wayne explained that the C-1/C-P zone allows auto repair facilities with only a Plot Plan Application; because this project had a Zone Change request, the City Council has authority over the project. He went on to explain that under normal circumstances, a Plot Plan is a Director's decision, citing that the level of environmental review can require a project to have a public hearing. Mr. Wayne identified the fact Plot Plans only address the physical site and do not address the uses of the land, which he then stated is a problem. He then stated that in time the City will need to address these issues in the General Plan and in the Zoning Ordinance to better reflect goals and objectives of the Wildomar community.

Planning Director Wayne then stated that sometimes auto repair facilities often have flammable or hazardous materials and may need ventilation, so closing the bay doors may be a fire hazard.

Commissioner Nowak then asked about hazardous materials on the site.

Planning Director Wayne explained that the Plot Plan has prohibited the project from storing any hazardous materials on the site. Mr. Wayne then transitioned to the next item on the agenda.

Mr. Robertson then thanked the Commission.

6.2 ENVIRONMENTAL ASSESSMENT EA41648, GENERAL PLAN AMENDMENT GPA00891, CHANGE OF ZONE CZ07608 & PLOT PLAN PP23188 (PL08-0165).

Applicant: Jeffery Tartaglino, Palm Desert Development

Location:	South of Catt Road, east of Arnett Road and west of Fox Ridge Lane.
Proposals:	<p><u>GPA00891</u>: The project proposes to amend the project site's land use designation from Community Development: Medium Density Residential (CD-MDR, 2 – 5 dwelling units per acre) to Community Development Highest Density Residential (CD-HHDR, 20+ dwelling units per acre).</p> <p><u>CZ07608</u>: The change of zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3).</p> <p><u>PP23188</u>: The Plot Plan proposes to construct 208 one and two bedroom units with one managers unit for a total of 209 units in 10 two story buildings and a community building. The project includes 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drainage facilities, improvements to Catt Road and community gardens.</p>
Environmental Action:	In accordance with the California Environmental Quality Act (CEQA), that although the proposed project could have a significant effect on the environment; there will not be a significant effect in this case because a MITIGATED NEGATIVE DECLARATION will be adopted.

The staff report was presented by Planning Director Wayne.

Planning Director Wayne explained that the proposed project would create an affordable senior housing development off Catt Road. He went on to explain the unique circumstances which surround senior housing development. Mr. Wayne went on to explain that the project was a County Fast Track project and that the County Board of Supervisors tentatively approved the project on June 10, 2008 but because the City incorporated before the County could officially approve the project, it is now the City's responsibility to approve—a similar situation to the previous item.

Chairman Devine then asked about the project amenities.

Planning Director Wayne explained that the project would include walking areas, a putting green, circuit training locations, community facilities and gardens. Commissioner Nowak asked who would ensure that the project would fulfill its obligation to provide affordable housing units.

Planning Director Wayne indicated that it was the developer's responsibility report that information to HCD.

The applicant Jeffery Tartaglino confirmed that it was the developer's responsibility to fulfill the affordability requirements because of the conditions of the funding which they receive. Mr. Tartaglino then informed the Commission that as a requirement of the tax credits the project has received, the development would have to remain affordable for a minimum period of 55 years. He then went on to describe the application process for prospective tenants and the amenities of the project.

Commissioner Casillas asked about the parking that would be provided by the project.

Mr. Tartaglino replied that there would be one parking space for every unit and guest spaces. He went on to explain that there are not as many vehicles in a senior housing project compared to a regular multifamily development. Mr. Tartaglino then described the screening involved in the application process for a prospective tenant.

Planning Director Wayne confirmed the thorough application process Mr. Tartaglino had just described.

Chairman Devine then asked about the criteria which established the income tiers for the project.

Mr. Tartaglino described that it was based on the Riverside County median income.

Planning Director Wayne added that the tiers were based on percentages of the area median income.

Mr. Tartaglino then discussed more about the income requirements and then described the project's design features as seen from the Catt Road.

Commissioner Nowak asked if the project included assisted living facilities.

Mr. Tartaglino replied that it did not.

Planning Director Wayne then described other types of developments which provide a variety of living arrangements for seniors from independent living to full hospitalization but he indicated that was not the case in this project.

Planning Director Wayne thanked the applicant.

Chairman Devine then continued with the agenda.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT:

8.1 INTRODUCTION OF NEW ASSISTANT PLANNING DIRECTOR DAVID HOGAN

Planning Director Wayne introduce Assistant Planning Director David Hogan.

Assistant Planning Director Hogan introduced himself to the Commission and then discussed some of the goals and objectives for the Planning Department. He went on to provide some guidance to the Commission on how to review and understand plans.

Planning Director Wayne announced to the Commission that the City is in the process of standardizing Conditions of Approval and developing a system to convey efficiently project specific Conditions to the Commission.

Assistant Planning Director Hogan indicated that Business Cards are being created for the Commission and to please relay contact information to him.

Chairman Devine asked if the City of Wildomar Email addresses were active.

Planning Director Wayne replied that he would look into the matter.

Assistant Planning Director Hogan thanked the Commission.

8.2 NEW CITY OFFICES INTRODUCTION AND ORIENTATION

Planning Director Wayne provided details about the locations of staff and shared information about the new location of City Hall.

9.0 PLANNING COMMISSION COMMENTS:

None.

10.0 ADJOURNMENT:

No further business to come before the Commission, Chairman Devine moved to adjourn the regular meeting of January 21, 2009.

The regular meeting of the Wildomar Planning Commission adjourned at 8:03 P.M.

Respectfully submitted:

Gary Wayne
Commission Secretary

**REGULAR MEETING
CITY OF WILDOMAR
PLANNING COMMISSION
FEBRUARY 18, 2009**

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

Present: Harv Dykstra, Vice-Chairman
Miguel Casillas, Commissioner
Scott Nowak, Commissioner

Absent: Robert Devine, Chairman
Gary Andre, Commissioner

Staff Present: David Hogan, Assistant Planning Director
Thomas Jex, Deputy City Attorney
Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Vice-Chairman Dykstra led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

John Lloyd addressed the Commission and expressed concerns about the continuing drought in the region. He recommended that the Commission encourage the use of dry wells and other storm water mitigation infrastructure which could replenish local aquifers.

3.0 APPROVAL OF MINUTES:

Assistant City Attorney Jex advised that because only two of the Commissioners present at the current meeting were present at the January 21, 2009 meeting, approval of the January 21, 2009 Minutes should be postponed until a quorum from that meeting could be assembled.

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

None.

6.0 GENERAL BUSINESS ITEMS:

6.1 DISCUSSION OF THE PUBLIC HEARING FORMAT

A staff presentation was made by Assistant Planning Director Hogan. Discussion between staff and the Commission ensued.

Commissioner Nowak asked if the Commission could review and update the City's zoning code.

Assistant Planning Director Hogan responded that it was a Council decision to undertake a review and update the City's zoning code.

Commissioner Nowak then requested that a discussion of the zoning ordinance be added to a future Planning Commission agenda.

Vice-Chairman Dykstra expressed concerns with the parking requirements of the zoning code and street improvements. He went on to ask how to address concerns with environmental documents prepared for projects.

Assistant Planning Director Hogan discussed the environmental review process.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT:

8.1 INFORMATION ON UPCOMING PROJECTS

Assistant Planning Director Hogan made a brief presentation to the Commission on the Bella Rosa condominium development scheduled to go to the City Council for a Public

Hearing on February 25, 2009. Mr. Hogan indicated that the project consisted of three applications: a general plan amendment, a tract map, and a change of zone. He then began a discussion with the Commission about the project.

Vice-Chairman Dykstra inquired about the road improvements the project would bring to both La Estrella Street and Depasqualle Road.

Assistant Planning Director Hogan indicated that the project would extend La Estrella Street and connect it to Depasqualle Road.

Vice-Chairman Dykstra expressed concern that given the limited capacity of Depasqualle Road, it would be an insufficient frontage street.

Assistant Planning Director Hogan acknowledged Vice-Chairman Dykstra's concerns about the City's transportation network.

Vice-Chairman Dykstra asked about the policy options available to the Council for the proposed project.

Assistant Planning Director Hogan responded that there were several possible actions the council could take to address the staff's concerns with the project.

Commissioner Nowak asked about the density of the project.

Assistant Planning Director Hogan responded that the project's density was 7.5 dwelling units per acre.

Commissioner Nowak asked about the stormwater impacts from the project.

Assistant Planning Director Hogan responded that the stormwater impacts are addressed and mitigated in the WQMP.

Commissioner Nowak then asked about the advantages to the design proposed by the project.

Assistant Planning Director Hogan discussed the importance of many different housing typologies in an urban environment.

Commissioner Casillas stated that there is also a limited quantity of the proposed housing type in the city.

Vice-Chairman Dykstra recognized the density of the proposed project and questioned whether an amendment to the General Plan should be considered given the fact there are other sites in the city with a General Plan Land Use Designation that would allow a project with the proposed density.

Assistant Planning Director Hogan acknowledged Vice-Chairman Dykstra's concerns about the request for a General Plan amendment.

8.2 PROOF PLANNING COMMISSIONER BUSINESS CARDS

Planner del Solar presented Commissioners with proofs of their business cards and asked Commissioners to review and report any corrections.

Vice-Chairman Dykstra asked if the City had approved a new logo.

Assistant Planning Director Hogan responded that the City Council had not taken action on the logo yet.

9.0 PLANNING COMMISSION COMMENTS:

None.

10.0 ADJOURNMENT:

No further business to come before the Commission, Vice-Chairman Dykstra moved to adjourn the regular meeting of February 18, 2009.

The regular meeting of the Wildomar Planning Commission adjourned at 7:53 P.M.

Respectfully submitted:

Gary Wayne
Commission Secretary

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 5.1
DISCUSSION/ACTION ITEM
Meeting Date: March 4, 2009

TO: Chairman Devine, Members of the Planning Commission

FROM: Gary Wayne, Planning Director

SUBJECT: Plot Plan No. 08-0052 To Allow for the construction of a Shopping Center and a Conditional Use Permit No. 03545 to allow the sale of alcoholic beverages for off premises consumption from a proposed drug store at the northeast corner of Clinton Keith Road and George Avenue,

Assessor's Parcel No: 362-250-003

Case Name: Clinton Keith Village

RECOMMENDATION:

It is recommended that the Planning Commission approve Plot Plan No. 08-0052, Conditional Use Permit No. 03545 and the associated Mitigated Negative Declaration (EA No. 08-0052) subject to the findings and conditions contained in the attached Resolutions.

BACKGROUND:

The proposed project consists of the development of approximately 45,638 square feet of commercial retail development and day care facility, parking facilities, street improvements and associated appurtenances on an approximate 4.74-acre site. The proposed commercial development includes an approximately 3,700 square foot (sf) fast-food restaurant, a series of three smaller commercial buildings totaling 7,800, 3,858, and 6,880 sf, a 14,400 sf anchor retail (drug store) building and a 9,000 sf of day care building. The proposed development also includes: 221 parking stalls, the expansion of the Clinton Keith Road right-of-way, landscaping, and related infrastructure.

The project site is located in the City of Wildomar, Riverside County. It is located northeast of Interstate 15, east of George Lane and north of Clinton Keith Road. Please refer to Figures 1, Regional Project Location and Figure 2, Aerial Depiction of Project Site. The existing land use, existing General Plan Land Use Designation for the project site is Commercial Retail and the existing zoning is Scenic Highway Commercial (C-P-S). The surrounding land use and zoning information is identified below.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS

Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Vacant	Commercial Retail (CR)	Scenic Highway Commercial (C-P-S)
North	Vacant	Mixed-use Policy Area	Scenic Highway Commercial (C-P-S)
South	Vacant	Very High Density Residential	Specific Plan
East	Vacant	Mixed-use Policy Area	Rural Residential
West	Vacant	Mixed-use Policy Area	Scenic Highway Commercial (C-P-S)

DISCUSSION:

All of the uses proposed to be located at the shopping center (Clinton Keith Village) are allowed in the Scenic Highway Commercial (C-P-S) zone subject to the approval of a Plot Plan. The project also proposes the sale of alcoholic beverages for off-premises consumption at the proposed retail drug store. This activity is allowed subject to the approval of a conditional use permit (CUP).

The project site is approximately 4.74-acres. It is anticipated that the entire site would be graded to accommodate the proposed development. The project also includes off-site grading to both the north and to the east. A fault zone crosses the project site roughly from the southeast to the northwest. The plot plan has been redesigned to avoid and to setback any structures from the fault zone. As currently designed the plot plan meets the requirements of the County Geologist.

The project proposes access from both Clinton Keith Rd. and from George Rd... Internal circulation has been designed to minimize vehicular movement conflicts. There is adequate access and pathways for pedestrians. Because of the constraint of the fault zone, minor redesign to maximize ease of pedestrian movement. However, the site is small enough that this is not considered an issue.

The Plot Plan includes a 14,400 sq. ft. anchor retail drug store with a drive-up window. The applicant has filed a companion application for a conditional use permit (CUP) to permit the sale of alcoholic beverages for off-premises consumption. Almost all national chains offer a variety of retail goods other than drugs. These include alcoholic beverages for off-premises consumption. Staff is recommending that the CUP be conditioned to: limit the area devoted to display and sale of alcoholic beverages to no more than 10% of the sales area; prohibit sales from the drive-in window; and, require the appropriate licensing from Alcoholic Beverage Control (ABC).

This project was started with the County and is considered a transition project now that Wildomar has jurisdiction. The County initially conditioned the project and those conditions have been review by Wildomar staff and with some additional conditions are recommended for adoption by the City.

ENVIRONMENTAL ASSESSMENT:

City staff reviewed the project for potential environmental impacts and prepared a Mitigated Negative Declaration (MND). The MND was circulated for public comments pursuant to CEQA and the City’s CEQA Guidelines. At least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following topics as indicated by the darkened square.

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

Staff recommends and the initial study attached to the resolution supports that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project or conditions, described in this document, have been made or agreed to by the project proponent.

ALTERNATIVES:

1. Deny the Applications
2. Provide Staff with Further Direction

ATTACHMENTS:

- A. Resolution – Environmental and Plot Plan with Conditions of Approval
- B. Resolution – Conditional Use Permit with Conditions of Approval
- C. Vicinity Map
- D. Site Plan
- E. Initial Study

Submitted by:

Gary Wayne, Planning Director

ATTACHMENT A
RESOLUTION – ENVIRONMENTAL AND PLOT PLAN

RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORT EA NO. 08-0052 AND PLOT PLAN NO. 08-0052 TO ALLOW FOR THE CONSTRUCTION OF A SHOPPING CENTER LOCATED NORTHEAST CORNER OF CLINTON KEITH ROAD AND GEORGE AVENUE AND KNOWN AS ASSESSOR'S PARCEL NUMBER 362-250-003

WHEREAS, an application for Plot Plan 08-0052 to allow construction of a commercial center at the northeast corner of Clinton Keith Road and George Avenue has been duly filed by:

Applicant's Name: Pars Global, LLC Reza Kassraian

Applicant's Address: 23831 Hillhurst Drive, Suite 29, Laguna Niguel, CA 92677

Project Location/Street References: Northeast corner of Clinton Keith Road and George Avenue

Assessor's Parcel No(s): 362-250-003

WHEREAS, on February 21, 2009 the City gave public notice by all of the methods prescribed the Municipal Code announcing the holding of a public hearing at which the project would be considered; and

WHEREAS, on March 4, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, on March 4, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Plot Plan, Conditional Use Permit and Mitigated Negative Declaration (MND) and at which the Planning Commission considered the Plot Plan, Conditional Use Permit, and MND Nos. 08-0052; 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 March 4, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows.

A. California Environmental Quality Act (CEQA): The approval of this Tentative Parcel Map is in compliance with the requirements of CEQA, in that on March 4, 2009 a Mitigated Negative Declaration and Mitigation Monitoring Program reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595.

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

SECTION 2. FINDINGS. Pursuant to Wildomar Municipal Code Chapter 17.216 and in light of the record before it including the staff report dated March 4, 2009 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

A. That the proposed location, use and operation of the Clinton Keith Shopping Center pursuant to Plot Plan No. 08-0052 is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

The General Plan land use designation for the site Commercial Retail. The Scenic Highway Commercial (C-P-S) Zone is considered to be highly consistent with the Commercial Retail designation. The project is allowed in Scenic Highway Commercial (C-P-S) zoning designation subject to the approval of a Plot Plan. The Plot Plan No. 08-0052 is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-P-S Zone) as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking. Additionally, conditions have been added to the project to ensure that all the minimum requirements of the City Municipal Code are met. Further, the applicant will be required to comply with these conditions prior to obtaining building or grading permits.

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

The site has been designed to meet all of the development standards of the C-P-S Zone as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the parking spaces and drive aisles meet the minimum standards as illustrated in the Development Standards section of the Staff Report. The project has been conditioned to dedicate and improve necessary streets and public facilities to City standards.

C. The project has been conditioned to prohibit the sale of individual structures on the parcel until the parcel is divided and a final map is recorded in accordance with the City's Subdivision Ordinance.

Plot Plan 08-0052 will be conditioned to not allow for the sale of separate parcels until the approval and recordation of a future land subdivision in accordance with the City's subdivision ordinance.

SECTION 3. PLANNING COMMISSION ACTIONS. The Planning Commission hereby takes the following actions:

1. Approve the Mitigated Negative Declaration. Mitigated Negative Declaration and related Mitigation Monitoring Report No. 08-0052 subject to the mitigation measures attached hereto and incorporated by reference.

2. Approve the Plot Plan. Plot Plan No. 08-0052 is hereby approved subject to the Conditions of Approval attached hereto and incorporated by this reference as Exhibit A.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 2009, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Sheryll Schroeder, City Clerk

Robert Devine, Chairman

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

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

I, Sheryll Schroeder, City Clerk of the City of Wildomar, do hereby certify that the foregoing Resolution No. 09-___ was duly adopted by the Planning Commission of the City of Wildomar at a special first meeting thereof, held on the 4th day of March, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sheryll Schroeder, City Clerk

EXHIBIT A

CITY OF WILDOMAR

DRAFT CONDITIONS OF APPROVAL

Planning Application Number: Plot Plat 08-0052

Project Description: To allow for the construction of a commercial Center at the northeast corner of Clinton Keith Road and George Avenue

Assessor's Parcel Number(s): 362-250-003

Approval Date: March 4, 2009

Expiration Date: March 4, 2012

Within 48 Hours of the Approval of This Project

1. The applicant/developer shall deliver to the Planning Department a cashier's check or money order made payable to the County Clerk in the amount of One Thousand Nine Hundred Forty Dollars and Seventy-Five Cents (\$1,940.75) which includes the One Thousand Eight Hundred Seventy Six Dollar and Seventy-Five Cent (\$1,876.75) fee, required by Fish and Game Code Section 711.4(d)(3) plus the Sixty-Four Dollar (\$64.00) County administrative fee, to enable the City to file the Notice of Determination for the Mitigated or Negative Declaration required under Public Resources Code Section 21152 and California Code of Regulations Section 15075 If within said 48-hour period the applicant/developer has not delivered to the Planning Department the check as required above, the approval for the project granted shall be void due to failure of condition [Fish and Game Code Section 711.4(c)].
2. The applicant shall review and sign the Acceptance of Conditions of Approval document that will be provided by the Planning Department staff and return the document with an original signature to the Planning Department.

General Requirements

3. The applicant and owner of the real property subject to this condition shall hereby agree to indemnify, protect, hold harmless, and defend the City with Legal Counsel of the City's own selection from any and all claims, actions, awards, judgments, or proceedings against the City to attack, set aside, annul, or seek monetary damages resulting, directly or indirectly, from any action in furtherance of and the approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning the Planning Application. The City shall be deemed for purposes of this condition, to include any agency or instrumentality thereof, or any of its elected or appointed officials, officers, employees, consultants, contractors, legal counsel, and agents. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves the right to take any and all action the City deems to be in the best interest of the City and its citizens in regards to such defense.

4. The developer shall obtain City approval for any modifications or revisions to the approval of this project.
5. The project and all subsequent projects within this site shall comply with all mitigation measures identified in Environmental Assessment 08-0027.
6. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Department.
7. The developer shall enter into an Encroachment Removal Agreement, or other document as mutually agreed upon, for the placement of improvements and signage within and/or upon the City fee owned right of way adjacent to Clinton Keith Road. The proposed improvements shall be shown on a grading plan and reviewed and approved by the City prior to placement of the improvements.
8. Landscaping installed for the project shall be continuously maintained to the satisfaction of the Planning Director. If it is determined that the landscaping is not being maintained, the Planning Director shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
9. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.
10. The following conditions also apply to Plot Plan 08-0052.

10.FIRE 001 GENERAL CONDITIONS	USE-#50-BLUE DOT REFLECTOR	Status: RECOMMND	Conditions: Informational
<p>Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.</p>			
10.FIRE 002 GENERAL CONDITIONS	USE-#23-MIN REQ FIRE FLOW	Status: RECOMMND	Conditions: Informational
<p>Minimum required fire flow shall be 1625 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.</p>			

10.FIRE 003 GENERAL CONDITIONS	USE-#31-ON/OFF NOT LOOPED HYD	Status: RECOMMND	Conditions: Informational
<p>A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.</p>			
10.FLOOD RI 001 GENERAL CONDITIONS	USE- FLOOD HAZARD REPORT	Status: RECOMMND	Conditions: Informational
<p>This is a proposal to construct a commercial center on a 4.42 acre parcel in the Murrieta area. The site is located in Wildomar in the Rancho California Zoning Area on the northeast corner of Clinton Keith Road and George Avenue. The site is subject to offsite runoff from two small watercourses with tributary drainage areas of about 11 and 4 acres. Most of the site naturally drains towards George Avenue. The southeast corner drains to Clinton Keith Road. In both locations where watercourses enter the site, an offsite inlet is provided to collect these offsite flows and convey them to an existing inlet for Line GG (Drawing # 7-404) at George Avenue. Letters from the adjacent property owners granting permission for offsite grading and for the construction of the drain inlets have been provided to the District. To mitigate increased runoff due to the sites development, the applicant proposes the utilization of an underground detention basin to be placed beneath the parking lot. While the proposed size of the basin may be questionable, sufficient area is available to accommodate a much larger underground basin, if necessary. Final drainage study shall be submitted/reviewed at Plan Review stage. To mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). The WQMP proposes the use of porous pavement and infiltration trenches as treatment control BMPs. The submitted WQMP appears to be adequate for this phase of development. A final WQMP shall be submitted prior to grading and/or building permit issuance. The site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,139 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.</p>			
10.FLOOD RI 005 GENERAL CONDITIONS	USE PERP DRAINAGE PATTERNS	Status: RECOMMND	Conditions: Informational
<p>The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded</p>			

drainage easement shall be submitted to the District for review.

10.FLOOD RI 010
GENERAL CONDITIONS

USE INCREASED RUNOFF

Status:
RECOMMND

Conditions:
Informational

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI 011
GENERAL CONDITIONS

**USE INCREASED RUNOFF
CRITERIA**

Status:
RECOMMND

Conditions:
Informational

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without

damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI 013
GENERAL CONDITIONS

USE WQMP ESTABL MAINT ENTITY

Status:
RECOMMND

Conditions:
Informational

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI 014
GENERAL CONDITIONS

USE SUBMIT FINAL WQMP>PRELIM

Status:
RECOMMND

Conditions:
Informational

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality. To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits. Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a

preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI 016
GENERAL CONDITIONS

USE BMP MAINTENANCE & INSPECT

Status:
RECOMMND

Conditions:
Informational

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

10.FLOOD RI 017
GENERAL CONDITIONS

USE 100 YR SUMP OUTLET

Status:
RECOMMND

Conditions:
Informational

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI 018
GENERAL CONDITIONS

USE 10 YR CURB - 100 YR ROW

Status:
RECOMMND

Conditions:
Informational

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.PLANNING 001
GENERAL CONDITIONS

USE - GEO01820

Status:
RECOMMND

Conditions:
Informational

County Geologic Report (GEO) No. 1820, submitted for this project (CUP03545), was prepared by EnGEN Corporation and is entitled: "Geotechnical/Geological Engineering Study, Zolfaghari Commercial, APN 326-250-003, Clinton Keith Road and George Avenue, City of Murrieta, County of Riverside, California", dated April 6, 2006. In addition, EnGEN prepared the following documents: 1."Response to County Review Comments, Dated April 30, 2007, GEO No. 01820, Zolfaghari Commercial, Assessor's Parcel Number: 326-250-003, Clinton Keith Road and George Avenue, City of Murrieta, County of Riverside, California" dated July 24, 2007. 2."Letter Addressing County Review Comments, County

Geologic Report No. 1820, Zolfaghari Commercial - Assessor's Parcel Number: 326-250-003, Clinton Keith Road and George Avenue, City of Murrieta, County of Riverside, California" dated July 26, 2007. These documents are herein incorporated as a part of GEO No. 1820. GEO No. 1820 concluded: 1.EnGEN accepts the responsibility of geotechnical engineer of record and accepts the work performed to date. 2.EnGEN accepts the Leighton and Associates conclusions and recommendations relative to site faulting and associated setbacks [previous County Geologic report (GEO) No. 1524]. 3.Known active faults traverse the property. 4.The potential for surface rupture is considered high. 5.The potential for liquefaction of the site is considered to be low. 6.The probability of a tsunami impacting the site is considered nil. 7.The potential for earthquake-induced landslides is low. 8.Seismically-induced flooding and earthquake-induced surface flooding due to seiches is considered low. GEO No. 1820 recommended: 1.Fault setbacks as defined in the Leighton and Associates report (GEO01524) and as indicated on EnGEN's Geotechnical Study Site Plan included in their July 26, 2007 report. 2.Removal and recompaction of all existing undocumented fills and/or unsuitable, loose, or disturbed near-surface soil in areas that will support structural fills, structures, exterior hardscape and pavement. 3.Removal and recompaction of undocumented fill placed in previous fault trenches. GEO No. 1820 satisfies the requirement for a Faulting/Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1820 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING 002
GENERAL CONDITIONS

MAP - IF HUMAN REMAINS FOUND

Status: RECOMMND

Conditions: Informational

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

10.PLANNING 003
GENERAL CONDITIONS

MAP - INADVERTENT ARCHAEO FIND

Status: RECOMMND

Conditions: Informational

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be

of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.TRANS 001
GENERAL CONDITIONS

USE - TS/CONDITIONS

Status:
RECOMMND

Conditions:
Informational

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts. The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions. I-15 Southbound Ramp (NS) at: Clinton Keith Road (EW) I-15 Northbound Ramp (NS) at: Clinton Keith Road (EW) Arya Drive (NS) at: Clinton Keith Drive (EW) George Avenue (NS) at: Project North Access (EW) - Future Intersection Project South Access (EW) - Future Intersection Clinton Keith Road (EW) Project Access (NS) at: Clinton Keith Road (EW) Inland Valley Drive (NS) at: Clinton Keith Road (EW) Yamas Drive/Salida del Sol (NS) at: Clinton Keith Road (EW) Elizabeth Lane (NS) at: Clinton Keith Road (EW) Jana Lane (NS) at: Clinton Keith Road (EW) Smith Ranch Road (NS) at: Clinton Keith Road (EW) As such, the proposed project is consistent with this General Plan policy. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS 006
GENERAL CONDITIONS

**USE - STD INTRO 3(ORD
460/461)**

Status:
RECOMMND

Conditions:
Informational

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be

referred to the Transportation Department.

10.TRANS 007
GENERAL CONDITIONS

**USE - ASSESS/BENEFIT
DIST 1**

Status:
RECOMMND

Conditions:
Informational

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

60.EPD 001
PRIOR TO GRADING PRMT ISSUANCE

**EPD - 30 DAY BURROWING
OWL SUR**

Status:
RECOMMND

Conditions:
Informational

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

60.FLOOD RI 003
PRIOR TO GRADING PRMT ISSUANCE

**USE EROS CNTRL AFTER
RGH GRAD**

Status:
RECOMMND

Conditions:
Informational

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI 004
PRIOR TO GRADING PRMT ISSUANCE

**USE OFFSITE EASE OR
REDESIGN**

Status:
RECOMMND

Conditions:
Informational

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI 005 PRIOR TO GRADING PRMT ISSUANCE	USE WRITTEN PERM FOR GRADING	Status: RECOMMND	Conditions: Informational
<p>Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.</p>			
60.FLOOD RI 006 PRIOR TO GRADING PRMT ISSUANCE	USE ENCROACHMENT PERMIT REQ	Status: RECOMMND	Conditions: Informational
<p>An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.</p>			
60.FLOOD RI 008 PRIOR TO GRADING PRMT ISSUANCE	USE- MITCHARGE	Status: RECOMMND	Conditions: Informational
<p>The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. CUP 3545 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.42 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.</p>			
60.FLOOD RI 009 PRIOR TO GRADING PRMT ISSUANCE	USE SUBMIT FINAL WQMP	Status: RECOMMND	Conditions: Informational
<p>A copy of the project specific WQMP shall be submitted to the District for review and approval.</p>			
60.FLOOD RI 010 PRIOR TO GRADING PRMT ISSUANCE	USE SUBMIT PLANS	Status: RECOMMND	Conditions: Informational
<p>A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall</p>			

be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.PLANNING 001 PRIOR TO GRADING PRMT ISSUANCE	MAP- NATIVE AM. MONITORING	Status: RECOMMND	Conditions: Informational
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Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Soboba Band of Luiseno Indians, and the Pechanga Band of Luiseno Indians. The two tribes will coordinate with each other. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in cooperation with the project archaeologist.

60.PLANNING 002 PRIOR TO GRADING PRMT ISSUANCE	MAP - ARCHAEOLOGIST RETAINED	Status: RECOMMND	Conditions: Informational
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Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring services. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. A Phase IV format report of the results of monitoring shall be submitted to the County Archaeologist upon completion of monitoring activities.

60.PLANNING 003 PRIOR TO GRADING PRMT ISSUANCE	MAP- CULTURAL RES. DISP. AG.	Status: RECOMMND	Conditions: Informational
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Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to be coordinated between the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians for proper treatment and disposition upon completion of an inventory and basic evaluation of recovered materials by the project archaeologist.

60.TRANS 001
PRIOR TO GRADING PRMT ISSUANCE

**USE - TRANSPORTATION
CLEARANCE**

Status:
RECOMMND

Conditions:
Informational

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80.E HEALTH 001
PRIOR TO BLDG PRMT ISSUANCE

**USE - WATER/SEWER WILL
SERVE**

Status:
RECOMMND

Conditions:
Informational

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH 002
PRIOR TO BLDG PRMT ISSUANCE

USE - FOOD PLANS REQD

Status:
RECOMMND

Conditions:
Informational

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

80.FIRE 001
PRIOR TO BLDG PRMT ISSUANCE

**USE-#17A-BLDG PLAN
CHECK \$**

Status:
RECOMMND

Conditions:
Informational

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE 002
PRIOR TO BLDG PRMT ISSUANCE

USE-#4-WATER PLANS

Status:
RECOMMND

Conditions:
Informational

The applicant or developer shall separately submit two copies of the water system plans to

the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FLOOD RI 004
PRIOR TO BLDG PRMT ISSUANCE

USE- MITCHARGE

Status:
RECOMMND

Conditions:
Informational

The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. CUP 3545 is located within the limits of the Murrieta Creek/Murrieta Valley Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.42 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI 005
PRIOR TO BLDG PRMT ISSUANCE

USE SUBMIT FINAL WQMP

Status:
RECOMMND

Conditions:
Informational

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI 006
PRIOR TO BLDG PRMT ISSUANCE

USE SUBMIT PLANS

Status:
RECOMMND

Conditions:
Informational

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.TRANS 001
PRIOR TO BLDG PRMT ISSUANCE

USE - TS/DESIGN

Status:
RECOMMND

Conditions:
Informational

The project proponent shall be responsible for the design of a traffic signal at the intersection of: George Avenue (NS) at: Clinton Keith Road (EW) with fee credit eligibility or as approved by the Transportation Department. Installation of the signal shall be per 90.TRANS.1.

80.TRANS 002 PRIOR TO BLDG PRMT ISSUANCE	USE - TS/GEOMETRICS	Status: RECOMMND	Conditions: Informational
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The intersection of George Avenue (NS) at Project North Access (EW) shall be improved to provide the following geometrics: Northbound: One through lane, one shared through/right turn lane Southbound: One left turn lane, one through lane Eastbound: NA Westbound: One shared left turn/right turn lane The intersection of George Avenue (NS) at Project South Access (EW) shall be improved to provide the following geometrics: Northbound: One through lane, one shared through/right turn lane Southbound: One through lane Eastbound: NA Westbound: One right turn lane NOTE: This access is restricted to right-in/right-out access only. The project proponent shall be responsible for the installation of appropriate channelization to ensure this access driveway is right-in/right-out only. The intersection of George Avenue (NS) at Clinton Keith Road (EW) shall be improved to provide the following geometrics: Northbound: One left turn lane, one shared through/right turn lane Southbound: One left turn lane, one shared through/right turn lane Eastbound: One left turn lane, two through lane, one shared through/right turn lane Westbound: One left turn lane, three through lanes, one right turn lane The intersection of Project Access (NS) at Clinton Keith Road (EW) shall be improved to provide the following geometrics: Northbound: NA Southbound: One right turn lane Eastbound: One through lane Westbound: Three through lanes, one right turn lane Note: This right turn lane may be an extension of the right turn lane on the westbound approach at the intersection of George Avenue (NS) at Clinton Keith Road (EW). or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS 006 PRIOR TO BLDG PRMT ISSUANCE	USE - R-O-W DEDICATION 1	Status: RECOMMND	Conditions: Informational
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Sufficient public street right-of-way along Clinton Keith Road shall be conveyed for public use to provide for 84' to 89' foot half-width right-of-way per Standard No. 91, Sheet (2 of 2). Sufficient public street right-of-way along George Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

80.TRANS 008 PRIOR TO BLDG PRMT ISSUANCE	USE - STREETLIGHTS - L&LMD	Status: RECOMMND	Conditions: Informational
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The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following: 1. Completed Transportation Department application 2. (2)Sets of street lighting plans approved by Transportation Department. 3. Appropriate fees for annexation. 4. "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS 011 PRIOR TO BLDG PRMT ISSUANCE	USE - R & B B D	Status: RECOMMND	Conditions: Informational
<p>Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone "A" of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit. The project gross acreage is 4.72 acres.</p>			
80.TRANS 012 PRIOR TO BLDG PRMT ISSUANCE	USE-I-215 POLICY TUMF	Status: RECOMMND	Conditions: Informational
<p>Prior to the issuance of a building permit, or any phase thereof, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of recordation, pursuant to Ordinance No. 824 and the Settlement Agreement with the City of Temecula, April 12, 2005.</p>			
80.TRANS 013 PRIOR TO BLDG PRMT ISSUANCE	USE - MAP CORNER CUT-BACK I	Status: RECOMMND	Conditions: Informational
<p>All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.</p>			
80.TRANS 017 PRIOR TO BLDG PRMT ISSUANCE	USE - STREETLIGHT PLAN 1	Status: RECOMMND	Conditions: Informational
<p>A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.</p>			
80.TRANS 018 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPING COMM/IND	Status: RECOMMND	Conditions: Informational

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping plans shall be improved within Clinton Keith Road and George Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

80.TRANS 022
PRIOR TO BLDG PRMT ISSUANCE

USE - TRAFFIC SIGNALS 2

Status:
RECOMMND

Conditions:
Informational

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, s directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

90.E HEALTH 001
PRIOR TO BLDG FINAL INSPECTION

USE - HAZMAT BUS PLAN

Status:
RECOMMND

Conditions:
Informational

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH 002
PRIOR TO BLDG FINAL INSPECTION

USE - HAZMAT REVIEW

Status:
RECOMMND

Conditions:
Informational

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH 003
PRIOR TO BLDG FINAL INSPECTION

USE - HAZMAT CONTACT

Status:
RECOMMND

Conditions:
Informational

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH 004 PRIOR TO BLDG FINAL INSPECTION	USE - HAZMAT WASTE	Status: RECOMMND	Conditions: Informational
<p>The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.</p>			
90.FIRE 001 PRIOR TO BLDG FINAL INSPECTION	USE-#45-FIRE LANES	Status: RECOMMND	Conditions: Informational
<p>The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.</p>			
90.FIRE 002 PRIOR TO BLDG FINAL INSPECTION	USE-#12A-SPRINKLER SYSTEM	Status: RECOMMND	Conditions: Informational
<p>Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout</p>			
90.FIRE 003 PRIOR TO BLDG FINAL INSPECTION	USE-#83-AUTO/MAN FIRE ALARM	Status: RECOMMND	Conditions: Informational
<p>(BUILDING C) Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (current plan check deposit base fee is \$627.00)</p>			
90.FIRE 004 PRIOR TO BLDG FINAL INSPECTION	USE-#27-EXTINGUISHERS	Status: RECOMMND	Conditions: Informational
<p>Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire</p>			

Department for proper placement of equipment prior to installation.

90.FIRE 005 PRIOR TO BLDG FINAL INSPECTION	USE-#36-HOOD DUCTS	Status: RECOMMND	Conditions: Informational
<p>A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)</p>			
90.FLOOD RI 002 PRIOR TO BLDG FINAL INSPECTION	USE BMP - EDUCATION	Status: RECOMMND	Conditions: Informational
<p>The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.</p>			
90.FLOOD RI 003 PRIOR TO BLDG FINAL INSPECTION	USE IMPLEMENT WQMP	Status: RECOMMND	Conditions: Informational
<p>All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.</p>			
90.FLOOD RI 004 PRIOR TO BLDG FINAL INSPECTION	USE FACILITY COMPLETION	Status: RECOMMND	Conditions: Informational

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI 005
PRIOR TO BLDG FINAL INSPECTION

USE BMP MAINTENANCE & INSPECT

Status:
RECOMMND

Conditions:
Informational

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.PLANNING 002
PRIOR TO BLDG FINAL INSPECTION

USE - ARCHO MONITORING REPORT

Status:
RECOMMND

Conditions:
Informational

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.TRANS 001
PRIOR TO BLDG FINAL INSPECTION

USE - TS/INSTALLATION

Status:
RECOMMND

Conditions:
Informational

The project proponent shall be responsible for the construction and installation of a traffic signal at the following location: George Avenue (NS) at: Clinton Keith Road (EW) with fee credit eligibility or as approved by the Transportation Department. The project proponent shall be required to provide traffic signal interconnect between the traffic signal at George Avenue (NS) and Clinton Keith Road (EW) to the west to the signal at Arya Drive and to the east to the signal at Inland Valley Drive, or as approved by the Transportation Department. The traffic signal at George Avenue (NS) and Clinton Keith Road (EW) shall be ultimately interconnected with the signal at Arya Drive to the east and Inland Valley Drive to the west. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary to accommodate the ultimate interconnect between Arya Drive and Inland Valley Drive.

90.TRANS 002
PRIOR TO BLDG FINAL INSPECTION

USE - IMP PLANS

Status:
RECOMMND

Conditions:
Informational

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS 003
PRIOR TO BLDG FINAL INSPECTION

**USE - ST DESIGN/IMP
CONCEPT**

Status:
RECOMMND

Conditions:
Informational

The street design and improvement concept of this project shall be coordinated with County Capital Improvement Design Section at (951) 955-6800 and TR31736.

90.TRANS 004
PRIOR TO BLDG FINAL INSPECTION

USE - OFF-SITE INFO

Status:
RECOMMND

Conditions:
Informational

The off-site rights-of-way required for said improvement road shall be accepted to vest title in the name of the public if not already accepted at the intersection of Clinton Keith Road and George Avenue (south) per 80.TRANS.2 traffic geometry condition.

90.TRANS 006
PRIOR TO BLDG FINAL INSPECTION

USE - SIGNING & STRIPING

Status:
RECOMMND

Conditions:
Informational

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS 009
PRIOR TO BLDG FINAL INSPECTION

**USE STREETLIGHT
AUTHORIZATION**

Status:
RECOMMND

Conditions:
Informational

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following: 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. 2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS 010
PRIOR TO BLDG FINAL INSPECTION

**USE - STREET LIGHTS
INSTALL**

Status:
RECOMMND

Conditions:
Informational

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard. Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final

Inspection (Occupancy).

90.TRANS 012

PRIOR TO BLDG FINAL INSPECTION

USE - UTILITY PLAN

Status:

RECOMMND

Conditions:

Informational

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS 013

PRIOR TO BLDG FINAL INSPECTION

USE - UTILITY INSTALL

Status:

RECOMMND

Conditions:

Informational

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS 014

PRIOR TO BLDG FINAL INSPECTION

**USE - LANDSCAPING
COMM/IND**

Status:

RECOMMND

Conditions:

Informational

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Clinton Keith Road and George Avenue. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS 016

PRIOR TO BLDG FINAL INSPECTION

USE - DEDICATION 2

Status:

RECOMMND

Conditions:

Informational

George Avenue along project boundary is designated as a Secondary Highway and shall be

improved with 32 foot half-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 50' half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50') NOTE#1: Provide a pork chop with mountable curb. Both curb and driveway width shall be in conformance with Fire Department requirements. NOTE#2: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

90.TRANS 016

PRIOR TO BLDG FINAL INSPECTION

**USE - EXISTING
MAINTAINED**

**Status:
RECOMMND**

**Conditions:
Informational**

Clinton Keith Road along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8" concrete curb and gutter located 63' to 68 feet from centerline, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 84' to 89 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (Sheet 1 of 2 and 2 of 2) NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard 404.

90.TRANS 020

PRIOR TO BLDG FINAL INSPECTION

USE - TRAFFIC SIGNAL 2

**Status:
RECOMMND**

**Conditions:
Informational**

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

PW1 TRANS

ON GOING

**USE - STD INTRO 3(ORD
460/461)**

**Status:
RECOMMND**

**Conditions:
Informational**

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration.

PW2 BS GRADE

PRIOR TO GRADING PRMT ISSUANCE

**Status:
RECOMMND**

**Conditions:
Informational**

A recorded easement is required for off site drainage facilities.

PW3 BS GRADE PRIOR TO GRADING PRMT ISSUANCE		Status: RECOMMND	Conditions: Informational
<p>A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.</p>			
PW4 BS GRADE PRIOR TO GRADING PRMT ISSUANCE		Status: RECOMMND	Conditions: Informational
<p>Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.</p>			
PW5 BS GRADE PRIOR TO ISSUANCE OF ANY GRADING OR CONSTRUCTION PRMT - WHICHEVER COMES FIRST		Status: RECOMMND	Conditions: Informational
<p>The applicant shall provide the Building Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the City of Wildomar adopts, as part of any ordinance, regulations specific to the NPDES, this project (or subdivision) shall comply with them.</p>			
PW6 BS GRADE PRIOR TO GRADING PRMT ISSUANCE		Status: RECOMMND	Conditions: Informational
<p>Grading in excess of 199 cubic yards will require performance security to be posted with the Building Department.</p>			
PW7 BS GRADE PRIOR TO GRADING PRMT ISSUANCE		Status: RECOMMND	Conditions: Informational
<p>In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental</p>			

Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.

PW8 BS GRADE

PRIOR TO GRADING PRMT ISSUANCE

Status:
RECOMMND

Conditions:
Informational

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar. The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the CITY OF WILDOMAR GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

PW9 FLOOD RI

PRIOR TO GRADING PRMT ISSUANCE

**USE EROS CNTRL AFTER
RGH GRAD**

Status:
RECOMMND

Conditions:
Informational

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

PW10 FLOOD RI

PRIOR TO GRADING PRMT ISSUANCE

**USE OFFSITE EASE OR
REDESIGN**

Status:
RECOMMND

Conditions:
Informational

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

PW11 FLOOD RI

PRIOR TO GRADING PRMT ISSUANCE

**USE WRITTEN PERM FOR
GRADING**

Status:
RECOMMND

Conditions:
Informational

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

PW12 FLOOD RI

PRIOR TO GRADING PRMT ISSUANCE

**USE ENCROACHMENT
PERMIT REQ**

Status:
RECOMMND

Conditions:
Informational

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and

approved concurrently with the improvement plans.

PW13 FLOOD RI PRIOR TO GRADING PRMT ISSUANCE	USE- MITCHARGE	Status: RECOMMND	Conditions: Informational
<p>The Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) has been adopted for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. This project is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the City of Wildomar and prior to issuance of permits.</p>			
PW14 FLOOD RI PRIOR TO GRADING PRMT ISSUANCE	USE SUBMIT FINAL WQMP	Status: RECOMMND	Conditions: Informational
<p>A copy of the project specific WQMP shall be submitted to the District for review and approval.</p>			
PW15 FLOOD RI PRIOR TO GRADING PRMT ISSUANCE	USE SUBMIT PLANS	Status: RECOMMND	Conditions: Informational
<p>A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.</p>			
PW16 TRANS PRIOR TO GRADING PRMT ISSUANCE	USE - TRANSPORTATION CLEARANCE	Status: RECOMMND	Conditions: Informational
<p>A clearance from the Transportation Department is required prior to the issuance of a grading permit.</p>			
PW17 FLOOD RI IMPROVEMENT PLANS	USE PERP DRAINAGE PATTERNS	Status: RECOMMND	Conditions: Informational

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

PW18 FLOOD RI
IMPROVEMENT PLANS

USE INCREASED RUNOFF

Status:
RECOMMND

Conditions:
Informational

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

PW19 FLOOD RI
IMPROVEMENT PLANS

**USE INCREASED RUNOFF
CRITERIA**

Status:
RECOMMND

Conditions:
Informational

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be

included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

PW20 FLOOD RI IMPROVEMENT PLANS	USE WQMP ESTABL MAINT ENTITY	Status: RECOMMND	Conditions: Informational
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This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PW21 FLOOD RI IMPROVEMENT PLANS	USE SUBMIT FINAL WQMP>PRELIM	Status: RECOMMND	Conditions: Informational
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In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality. To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of

building or grading permits. Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 Certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PW22 FLOOD RI IMPROVEMENT PLANS	USE 100 YR SUMP OUTLET	Status: RECOMMND	Conditions: Informational
<p>Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.</p>			
PW23 FLOOD RI IMPROVEMENT PLANS	USE 10 YR CURB - 100 YR ROW	Status: RECOMMND	Conditions: Informational
<p>The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.</p>			
PW 24 TRANS IMPROVEMENT PLANS		Status: RECOMMND	Conditions: Informational
<p>Deviations not identified on the map may not be approved by The City Engineer, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.</p>			
PW 25 TRANS IMPROVEMENT PLANS		Status: RECOMMND	Conditions: Informational
<p>The Applicant shall dedicate, design and construct all improvement in accordance with City of Wildomar Improvement Plan Check Policies, as further conditioned herein, and Standards and to the satisfaction of The City Engineer.</p>			
PW 26 TRANS IMPROVEMENT PLANS		Status: RECOMMND	Conditions: Informational

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

PW 27 TRANS
PRIOR TO BLDG PRMT ISSUANCE

USE - ASSESS/BENEFIT DIST 1

Status:
RECOMMND

Conditions:
Informational

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

PW 28 FLOOD RI
PRIOR TO BLDG PRMT ISSUANCE

USE SUBMIT FINAL WQMP

Status:
RECOMMND

Conditions:
Informational

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PW29 TRANS
PRIOR TO BLDG PRMT ISSUANCE

USE - TS/DESIGN

Status:
RECOMMND

Conditions:
Informational

The project proponent shall be responsible for the design of a traffic signal at the intersection of: George Avenue (NS) at: Clinton Keith Road (EW) with fee credit eligibility or as approved by the Transportation Department. Installation of the signal shall be as conditioned.

PW30 TRANS
PRIOR TO BLDG PRMT ISSUANCE

USE - TS/GEOMETRICS

Status:
RECOMMND

Conditions:
Informational

The intersection of George Avenue (NS) at Project North Access (EW) shall be improved to provide the following geometrics:

- Northbound: One through lane, one shared through/right turn lane
- Southbound: One left turn lane, one through lane
- Eastbound: NA
- Westbound: One shared left turn/right turn lane

The intersection of George Avenue (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

- Northbound: One through lane, one shared through/right turn lane
- Southbound: One through lane
- Eastbound: NA
- Westbound: One right turn lane

NOTE: This access is restricted to right-in/right-out access only. The project proponent

shall be responsible for the installation of appropriate channelization to ensure this access driveway is right-in/right-out only.

The intersection of George Avenue (NS) at Clinton Keith Road (EW) shall be improved to provide the following geometrics:

- Northbound: One left turn lane, one shared through/right turn lane
- Southbound: One left turn lane, one shared through/right turn lane
- Eastbound: One left turn lane, two through lane, one shared through/right turn lane
- Westbound: One left turn lane, three through lanes, one right turn lane

The intersection of Project Access (NS) at Clinton Keith Road (EW) shall be improved to provide the following geometrics:

- Northbound: NA
- Southbound: One right turn lane
- Eastbound: One through lane Westbound: Three through lanes, one right turn lane

Note: This right turn lane may be an extension of the right turn lane on the westbound approach at the intersection of George Avenue (NS) at Clinton Keith Road (EW) or as approved by the City Engineer.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

PW31 TRANS PRIOR TO BLDG PRMT ISSUANCE	USE - R-O-W DEDICATION 1	Status: RECOMMND	Conditions: Informational
<p>Sufficient public street right-of-way along Clinton Keith Road shall be conveyed for public use to provide for 84' to 89' foot half-width right-of-way per Standard No. 91, Sheet (2 of 2). Sufficient public street right-of-way along George Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way.</p>			
PW32 TRANS PRIOR TO BLDG PRMT ISSUANCE	USE - STREETLIGHTS - L&LMD	Status: RECOMMND	Conditions: Informational
<p>The project proponent shall submit to Public Works, L&LMD No. 89-1-C Administrator, the following: 1. Completed Public Works application 2. (2)Sets of street lighting plans approved by City Engineer. 3. Appropriate fees for annexation. 4. "Streetlight Authorization" form from SCE, IID or other electric provider.</p>			
PW33 TRANS PRIOR TO BLDG PRMT ISSUANCE	USE - R & B B D	Status: RECOMMND	Conditions: Informational

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone "A" of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

PW34 TRANS
PRIOR TO BLDG PRMT ISSUANCE

USE-I-215 POLICY TUMF

Status:
RECOMMND

Conditions:
Informational

Prior to the issuance of a building permit, or any phase thereof, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of recordation, pursuant to Ordinance No. 824 and the Settlement Agreement with the City of Temecula, April 12, 2005.

PW35 TRANS
PRIOR TO BLDG PRMT ISSUANCE

USE - MAP CORNER CUT-BACK I

Status:
RECOMMND

Conditions:
Informational

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roadways, they shall be applied per Exhibit ' C ' of the Citywide Design Guidelines.

PW36 TRANS
PRIOR TO BLDG PRMT ISSUANCE

USE - STREETLIGHT PLAN 1

Status:
RECOMMND

Conditions:
Informational

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

PW37 TRANS
PRIOR TO BLDG PRMT ISSUANCE

USE - LANDSCAPING COMM/IND

Status:
RECOMMND

Conditions:
Informational

Landscaping within public road right-of-way shall comply with the City of Wildomar standards and Ordinance 461 and shall require approval by the City Engineer. Landscaping plans shall be improved within Clinton Keith Road and George Avenue and submitted to the Public Works. Landscaping plans shall be submitted on standard City Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Public Works; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

PW 38 TRANS

USE - TRAFFIC SIGNALS 2

Status:

Conditions:

<p>PRIOR TO BLDG PRMT ISSUANCE</p>		<p>RECOMMND</p>	<p>Informational</p>
<p>The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the City Engineer. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).</p>			
<p>PW39 TRANS PRIOR TO BLDG PRMT ISSUANCE</p>		<p>Status: RECOMMND</p>	<p>Conditions: Informational</p>
<p>The Applicant shall dedicate visibility easements for all driveways and intersections per the City of Wildomar Improvement Plan Check Policies and Guidelines and to the satisfaction of The City Engineer.</p>			
<p>PW 40 TRANS PRIOR TO BLDG PRMT ISSUANCE</p>		<p>Status: RECOMMND</p>	<p>Conditions: Informational</p>
<p>All median islands shall be either landscaped or decorative concrete/hardscaped to the satisfaction of The City Engineer.</p>			
<p>PW41 TRANS PRIOR TO BLDG PRMT ISSUANCE</p>		<p>Status: RECOMMND</p>	<p>Conditions: Informational</p>
<p>The Applicant shall provide a reciprocal access easement agreement between this project and the parcel to the east of this development. The location of the access point shall be as identified on the SA-1.</p>			
<p>PW42 TRANS PRIOR TO BLDG PRMT ISSUANCE</p>		<p>Status: RECOMMND</p>	<p>Conditions: Informational</p>
<p>Improvement plans shall be approved by The City Engineer prior to issuance of the 1st building permit.</p>			
<p>PW43 TRANS PRIOR TO BLDG PRMT ISSUANCE</p>		<p>Status: RECOMMND</p>	<p>Conditions: Informational</p>
<p>The Applicant shall be responsible for all costs associated with off-site right-of-way</p>			

acquisition, including any costs associated with the eminent domain process, if necessary.

PW44 TRANS

PRIOR TO BLDG PRMT ISSUANCE

Status:
RECOMMND

Conditions:
Informational

The Applicant shall dedicate, design and improve the intersection of Clinton Keith Road and George Avenue in accordance with the City of Wildomar Improvement Plan Check Policies and Standards and to the satisfaction of The City Engineer.

PW45 TRANS

PRIOR TO BLDG PRMT ISSUANCE

Status:
RECOMMND

Conditions:
Informational

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

PW46 TRANS

PRIOR TO BLDG PRMT ISSUANCE

Status:
RECOMMND

Conditions:
Informational

The Applicant shall obtain and comply with all requirements of clearance letters from appropriate agencies when the proposed signage(s) are located within the Public Utility Easement.

PW47 TRANS

PRIOR TO BLDG PRMT ISSUANCE

Status:
RECOMMND

Conditions:
Informational

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

PW48 TRANS

PRIOR TO BLDG PRMT ISSUANCE

Status:
RECOMMND

Conditions:
Informational

Any on-site traffic calming devices and locations shall be approved by The City Engineer prior to installation, including, but not limited to, speed bumps.

PW49 BS GRADE

PRIOR TO BLDG FINAL INSPECTION

Status:
RECOMMND

Conditions:
Informational

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

PW50 FLOOD RI

PRIOR TO BLDG FINAL INSPECTION

USE BMP MAINTENANCE & INSPECT

Status:
RECOMMND

Conditions:
Informational

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PW51 FLOOD RI

PRIOR TO BLDG FINAL INSPECTION

USE BMP - EDUCATION

Status:
RECOMMND

Conditions:
Informational

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

PW52 FLOOD RI

PRIOR TO BLDG FINAL INSPECTION

USE IMPLEMENT WQMP

Status:
RECOMMND

Conditions:
Informational

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PW53 FLOOD RI PRIOR TO BLDG FINAL INSPECTION	USE FACILITY COMPLETION	Status: RECOMMND	Conditions: Informational
<p>The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.</p>			
PW54 FLOOD RI PRIOR TO BLDG FINAL INSPECTION	USE BMP MAINTENANCE & INSPECT	Status: RECOMMND	Conditions: Informational
<p>The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.</p>			
PW55 TRANS PRIOR TO BLDG FINAL INSPECTION	USE - TS/INSTALLATION	Status: RECOMMND	Conditions: Informational
<p>The project proponent shall be responsible for the construction and installation of a traffic signal at the following location: George Avenue (NS) at: Clinton Keith Road (EW) with fee credit eligibility or as approved by the City Engineer. The project proponent shall be required to provide traffic signal interconnect between the traffic signal at George Avenue (NS) and Clinton Keith Road (EW) to the west to the signal at Arya Drive and to the east to the signal at Inland Valley Drive, or as approved by the Transportation Department. The traffic signal at George Avenue (NS) and Clinton Keith Road (EW) shall be ultimately interconnected with the signal at Arya Drive to the east and Inland Valley Drive to the west. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary to accommodate the ultimate interconnect between Arya Drive and Inland Valley Drive.</p>			
PW56 TRANS PRIOR TO BLDG FINAL INSPECTION	USE - IMP PLANS	Status: RECOMMND	Conditions: Informational
<p>Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer. Completion of road improvements does not imply acceptance for maintenance by City.</p>			
PW57 TRANS PRIOR TO BLDG FINAL INSPECTION	USE - ST DESIGN/IMP CONCEPT	Status: RECOMMND	Conditions: Informational
<p>The street design and improvement concept of this project shall be coordinated with the</p>			

Capital Improvement Project and TR31736.

PW58 TRANS PRIOR TO BLDG FINAL INSPECTION	USE - OFF-SITE INFO	Status: RECOMMND	Conditions: Informational
<p>The off-site rights-of-way required for said improvement road shall be accepted to vest title in the name of the public if not already accepted at the intersection of Clinton Keith Road and George Avenue (south) as conditioned in the traffic geometry condition.</p>			
PW59 TRANS PRIOR TO BLDG FINAL INSPECTION	USE - SIGNING & STRIPING	Status: RECOMMND	Conditions: Informational
<p>A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan.</p>			
PW60 TRANS PRIOR TO BLDG FINAL INSPECTION	USE STREETLIGHT AUTHORIZATION	Status: RECOMMND	Conditions: Informational
<p>The project proponent shall submit to Public Works the following: 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. 2. Letter establishing interim energy account from SCE, IID or other electric provider.</p>			
PW61 TRANS PRIOR TO BLDG FINAL INSPECTION	USE - STREET LIGHTS INSTALL	Status: RECOMMND	Conditions: Informational
<p>Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard. Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development.</p>			
PW62 TRANS PRIOR TO BLDG FINAL INSPECTION	USE - UTILITY PLAN	Status: RECOMMND	Conditions: Informational
<p>Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the City Engineer. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each</p>			

direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Public Works for verification purposes.

PW63 TRANS
PRIOR TO BLDG FINAL INSPECTION

USE - UTILITY INSTALL

Status:
RECOMMND

Conditions:
Informational

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the City Engineer. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Public Works as proof of completion.

PW64 TRANS
PRIOR TO BLDG FINAL INSPECTION

**USE - LANDSCAPING
COMM/IND**

Status:
RECOMMND

Conditions:
Informational

Landscaping within public road right-of-way shall comply with City of Wildomar standards and Ordinance 461 and shall require approval by the City Engineer. Landscaping shall be improved within Clinton Keith Road and George Avenue. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through Public Works; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

PW65 TRANS
PRIOR TO BLDG FINAL INSPECTION

USE - DEDICATION 2

Status:
RECOMMND

Conditions:
Informational

George Avenue along project boundary is designated as a Secondary Highway and shall be improved with 32 foot half-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 50' half-width dedicated right-of-way in accordance with City Standard No. 94. (32'/50') NOTE#1: Provide a pork chop with mountable curb. Both curb and driveway width shall be in conformance with Fire Department requirements. NOTE#2: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

PW66 TRANS
PRIOR TO BLDG FINAL INSPECTION

**USE - EXISTING
MAINTAINED**

Status:
RECOMMND

Conditions:
Informational

Clinton Keith Road along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8" concrete curb and gutter located 63' to 68 feet from centerline, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as

determined by the City Engineer within the 84' to 89 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (Sheet 1 of 2 and 2 of 2) NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard 404.

PW67 TRANS
PRIOR TO BLDG FINAL INSPECTION

USE - TRAFFIC SIGNAL 2

Status:
RECOMMND

Conditions:
Informational

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

PW68 General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved tentative map.
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site.
- c. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement.
- d. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches.
- e. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition.
- f. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits.
- g. Each condition of approval shall be satisfied prior to the issuance, approval, and/or the acceptance of the item(s) listed in the Timing/Implementation column.
- h. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in City of Wildomar and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building Department.
- i. Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.
- j. All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

- k. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.
- l. Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.
- m. Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.
- n. All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.
- o. Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits unless otherwise approved by the City Engineer. The walls shall be designed by a Registered Civil Engineer unless they conform to the City of Wildomar Standard Retaining Wall designs shown on the Building Department form 284-197.
- p. Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).
- q. A slope stability report shall be submitted and approved by the City Engineer for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height unless addressed in a previous report.
- r. All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows. Additionally, the Building Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.
- s. Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".
- t. In addition to standard retaining wall data normally required, cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing first course installation, properties of materials to be used (i.e. $F_c=2500$ p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.
- u. Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer

ATTACHMENT B
RESOLUTION – CONDITIONAL USE PERMIT

RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03545 TO ALLOW SALE OF ALCOHOLIC BEVERAGES FOR OFF PREMISES CONSUMPTION FROM A PROPOSED DRUG STORE LOCATED NORTHEAST CORNER OF CLINTON KEITH ROAD AND GEORGE AVENUE AND KNOWN AS ASSESSOR'S PARCEL 362-250-003

WHEREAS, an application for Conditional Use Permit No. 03545 to allow sale of alcoholic beverages for off premises consumption from a proposed drug store located northeast corner of Clinton Keith Road and George Avenue has been duly filed by:

Applicant's Name: Pars Global, LLC Reza Kassraian

Applicant's Address: 23831 Hillhurst Drive, Suite 29, Laguna Nigel, CA 92677

Project Location/Street References: Northeast corner of Clinton Keith Road and George Avenue

Assessor's Parcel No(s): 362-250-003

WHEREAS, the Planning Commission has the authority per Chapter 17.248 of the Wildomar Municipal Code to take action on Conditional Use Permit No. 03545; and

WHEREAS, on February 21, 2009 the City gave public notice by all of the methods prescribed the Municipal Code announcing the holding of a public hearing at which the project would be considered; and

WHEREAS, on March 4, 2009 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, at this public hearing on March 4, 2009 the Planning Commission considered, heard public comments on, and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program) for the project by Resolution 09-____, and

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 March 4, 2009, and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows.

A. California Environmental Quality Act (CEQA): The approval of this Tentative Parcel Map is in compliance with the requirements of CEQA, in that on March 4, 2009 a Mitigated Negative Declaration and Mitigation Monitoring Program reflecting its independent judgment and analysis and documenting that there was not substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595.

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

SECTION 2. FINDINGS. Pursuant to Wildomar Municipal Code Chapter 17.200 and in light of the record before it including the staff report dated March 4, 2009 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

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

The General Plan land use designation for the site Commercial Retail. The Scenic Highway Commercial (C-P-S) Zone is considered to be highly consistent with the Commercial Retail designation. The project is allowed in Scenic Highway Commercial (C-P-S) zoning designation, subject to the approval of a conditional use permit. The CUP 03545 is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-P-S Zone) as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking. Additionally, conditions have been added to the project to ensure that all the minimum requirements of the City Municipal Code are met. These conditions include limitation of floor area devoted to the sale of alcoholic beverages and the prohibition of their sale from drive-in window Further, the applicant will be required to comply with these conditions prior to obtaining building or grading permits.

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

The site has been designed to meet all of the development standards of the C-P-S Zone as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the parking spaces and drive aisles meet the minimum standards as illustrated in the Development Standards section of the Staff Report.

SECTION 3. PLANNING COMMISSION ACTIONS. The Planning Commission hereby approves Conditional Use Permit 03545 subject to the Conditions of Approval attached hereto and incorporated by this reference as Exhibit A.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2009, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Sheryll Schroeder, City Clerk

Robert Devine, Chairman

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

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

I, Sheryll Schroeder, City Clerk of the City of Wildomar, do hereby certify that the foregoing Resolution No. 09-____ was duly adopted by the Planning Commission of the City of Wildomar at a special first meeting thereof, held on the 4th day of March, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sheryll Schroeder, City Clerk

EXHIBIT A
CITY OF WILDOMAR
DRAFT CONDITIONS OF APPROVAL

Planning Application Number: Conditional Use Permit 03545

Project Description: To allow the sale of alcoholic beverages for off premises consumption from a proposed drug store located at the northeast corner of Clinton Keith Road and George Avenue

Assessor's Parcel Number(s): 362-250-003

Approval Date: March 4, 2009

Expiration Date: March 4, 2012

Within 48 Hours of the Approval of This Project

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

General Requirements

2. The applicant and owner of the real property subject to this condition shall hereby agree to indemnify, protect, hold harmless, and defend the City with Legal Counsel of the City's own selection from any and all claims, actions, awards, judgments, or proceedings against the City to attack, set aside, annul, or seek monetary damages resulting, directly or indirectly, from any action in furtherance of and the approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning the Planning Application. The City shall be deemed for purposes of this condition, to include any agency or instrumentality thereof, or any of its elected or appointed officials, officers, employees, consultants, contractors, legal counsel, and agents. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves the right to take any and all action the City deems to be in the best interest of the City and its citizens in regards to such defense.
3. The developer shall obtain City approval for any modifications or revisions to the approval of this project.
4. The development of the premises shall conform to the approved site plan, elevations, and conditions of approval for Plot Plan 08-0052.
5. No more than ten percent (10%) of the floor area devoted to retail sales shall be used for the display and sale of alcoholic beverages for off-premises consumption.
6. No sale of alcoholic beverages shall be made from the drive-in window.
7. The applicant/operator shall apply for and receive approval of a license issued by Alcoholic Beverage Control prior to any sale of such beverages.

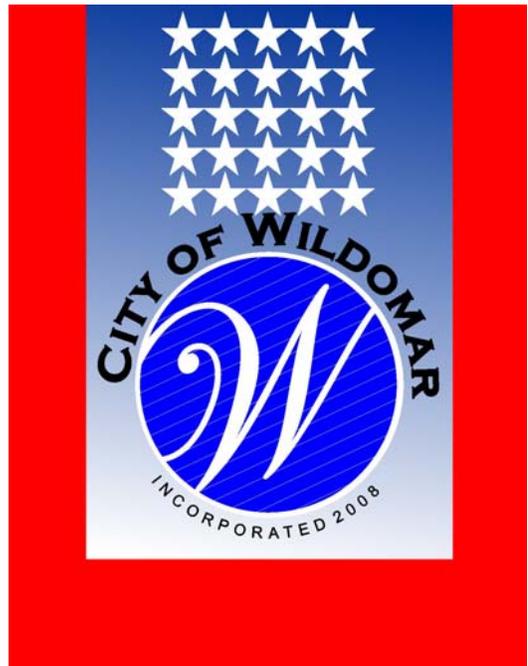
ATTACHMENT C
LOCATION MAP

ATTACHMENT D
SITE PLAN

ATTACHMENT E
INITIAL STUDY

CLINTON KEITH DEVELOPMENT PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



PREPARED BY

CITY OF WILDOMAR
23873 CLINTON KEITH ROAD
WILDOMAR, CALIFORNIA 92595

JANUARY 2009

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 5.2
Public Hearing/ACTION ITEM
Meeting Date: March 4, 2009

TO: Chairman Devine, Members of the Planning Commission

FROM: Gary Wayne, Development Services

SUBJECT: Tentative Parcel Map No. 35219 (PM35219), MGMT.Inc., Authorized Agent: A request to subdivide a 10.93 net acre parcel into seven lots within the General Commercial (C-1/C-P) Zone, and a Plot Plan Revision (PP22461) to add architectural elevations for a fast food restaurant and replace an office building and retail building with a car wash and auto service facility and generally located on the southside of Clinton Keith Road and east of Palomar Street.

APN: 380-130-015 and 380-130-016

Project Name: Renaissance Plaza

RECOMMENDATION:

It is recommended that the Planning Commission approve Mitigated Negative Declaration 08-0027, Tentative Parcel Map 35219, and Plot Plan 22461 subject to the conditions in the attached Resolution.

BACKGROUND:

The project site is currently under construction based on parcel map and plot plan approvals from the County. The applicant requests approval of Tentative Parcel Map revision (No. 35219) to divide the 10.93 net acres into seven parcels (six for individual ownership with a common parcel for the landscaping, parking, and project access). The proposal reconfigures several parcels and reduces the number of parcels from eight to seven from the previously approved parcel map. The parcel map revision is prompted by the proposed revision to the approved plot plan (by the County).

The plot plan revision is being requested to revise the approved plot plan by eliminating a 2-story, 11,717 sq. ft. office building and an approximately 7,700 sq. ft. retail structure and replacing them with an approximately 26,000 sq. ft. car wash and auto service facility. The revised plot plan also includes architectural elevations for an approved drive-thru restaurant that was approved as a use and a pad. Elimination of two structures (office and retail buildings) and replacing them with the single car wash necessitates the reconfiguration of several parcels and the elimination of one lot.

DISCUSSION:

The proposed subdivision (parcel map revision) and plot plan revisions comply with the development criteria of the Zoning Code and General Plan and applicable state laws. As part of the previous review by the County of Riverside, conditions of approval were made for improvements as part of the center's development. These conditions shall still remain in force and are provided as an attachment to this report. Additional conditions have been made by City departments as part of the review of the Tentative Parcel Map and Plot Plan revisions and are attached in the Resolution.

ENVIRONMENTAL ASSESSMENT:

Although the County adopted a Mitigated Negative Declaration in conjunction with their approvals for this project, the City determined that a new environmental assessment was needed to address the potential environmental differences associated with the change in uses from office and retail to car wash and related auto services. The City has prepared a Mitigated Negative Declaration (MND), circulated it for the required public review and received no comments from that public review.

As a result of the subsequent MND, a new mitigation measure has been added to address potential noise impacts:

Mitigation Measure: In order to mitigate these noise levels to meet the nighttime standard of 45 dBA Leq, noise barriers must be placed at a distance of 3-feet from the front of each heat pump unit on Shops F-1, F-2, H and Major G buildings. These barriers will be in the shape of a half-pyramid forming an enclosure around each unit. The barrier must be constructed of a non-gapping solid material.

Monitoring: Prior to the issuance of Occupancy permits, the Wildomar Building and Safety Department review project site plans and confirm the required noise barriers are on the project site.

FINDINGS

Tentative Parcel Map

- A. The proposed subdivision and design and improvements of the subdivision are consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed subdivision and design and improvements of the subdivision are consistent with the Zoning Code, General Plan, Subdivision Ordinance, and the City of Wildomar Municipal Code. The General Plan land use designation for the site is "Commercial Retail" which allows project intensities with floor area ratios between 0.20 to 0.35. The proposed Parcel Map will result in the development of

seven parcels for commercial development consistent with and furthering the goals and objectives of providing commercial development at appropriate locations. This determination was made previously by the County, and when the City incorporated it adopted the County codes and portion of the County General Plan pertaining to Wildomar. Those previous findings still hold with this action.

- B. The Tentative Map does not propose to divide land, which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

The proposed property has not been used as agricultural land and has never entered into any Williamson contracts.

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

The site is generally (describe shape and topography) and consists of 10.93 acres. The site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for commercial development. The site is physically suitable for the intensity of development proposed under Tentative Parcel Map 35219, in that: the subdivision reconfigures several parcels and reduces the number of parcels from eight to seven.

- D. The design of the subdivision and the proposed improvement, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

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

The design of the subdivision and type of improvements are not likely to cause serious public health problems because the proposed development has been reviewed and will be inspected by City staff for compliance with all applicable building, development and fire codes prior to occupancy.

- F. The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of lots within the proposed subdivision have been arranged, to the greatest extent feasible, to permit orientation of structures in an east-west alignment for southern exposure, or to take advantage of natural shade, or to take advantage of prevailing breezes. The design of the subdivision provides for future passive or natural heating or cooling opportunities. Riverside County staff reviewed the design of the development, City of Wildomar staff will ensure that all setbacks have been met and that light and air access is available to the extent possible. The construction will be required to conform to all state energy efficiency requirements.

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

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

The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, because the City staff has reviewed the latest title report and all required easements and dedications will be required as Conditions of Approval.

Revised Plot Plan

- A. The revisions to Plot Plan 22461 are consistent with the previously approved Plot Plan and the requirements of the City of Wildomar General Plan and with all applicable requirements of State Law and ordinances of the City of Wildomar.

The proposed plot plan revisions are consistent with the previously approved plot plan. The architectural approval of a fast food restaurant and the replacement of office and retail with a car wash auto service facility are also consistent with the Commercial Retail General Plan Land Use Designation and the allowable uses and design standards for the General Commercial (C-1/C-P) Zone.

- B. The revisions to Plot Plan 22461 are physically suitable for the type and proposed density of development proposed by the plot plan. The design of the

subdivision and the type of improvements are not likely to cause serious public health problems.

The site and required improvements are currently under construction to City standards thus allowing for the logical development of the property consistent with the prior approval of the commercial center.

- C. The revisions to Plot Plan 22461 will not allow for the sale of individual buildings on a single lot.

Plot Plan 22461 will be conditioned to not allow for the sale of separate parcels until the companion Tentative Parcel Map (No. 35219) has a final map recorded in accordance with the City's subdivision ordinance.

ALTERNATIVES:

- 1. Deny the Applications
- 2. Provide Staff with Further Direction

ATTACHMENTS:

- A. Resolution with Conditions of Approval
- B. Vicinity Map
- C. Tentative Parcel Map
- D. Revised Plot Plan
- E. Initial Study

Submitted by:

Gary Wayne, Planning Director

ATTACHMENT A
RESOLUTION

RESOLUTION 08-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION AND RELATED MITIGATION MONITORING REPORT, TENTATIVE PARCEL MAP NO. 35219 AND PLOT PLAN NO. 22461 PERTAINING TO PROPERTY GENERALLY LOCATED SOUTH OF CLINTON KEITH ROAD AND EAST OF PALOMAR STREET IN THE COUNTY OF RIVERSIDE AND KNOWN AS ASSESSORS PARCEL NUMBERS 380-130-015 AND 380-130-016)

WHEREAS, an applications for a Schedule E map Parcel Map which proposes a revision to the approved parcel map to subdivide the site into seven parcels instead of eight, and a Plot Plan revision proposing architectural elevations for a fast food restaurant, the elimination of a two-story office building and replacing a one-story retail structure with a car wash and auto service facility have been duly filed by:

Authorized Agent:	MDMG Inc.
Project Location:	South side of Clinton Keith Road, east of Palomar Street, and west of Stable Lane
APN Number(s):	380-130-015, 380-130-016

WHEREAS, the Municipal Code allows revisions to Schedule E parcel maps, subject to the approval of a Tentative Parcel Map; and

WHEREAS, The Municipal code allows for revisions or amendments to approved plot plans subject to certain findings, and

WHEREAS, on February 21, 2009 the City gave public notice as required under Government Code Section 66451.3 of the holding of a public hearing at which the project would be considered; and

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

WHEREAS, on March 4, 2009, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Tentative Parcel Map Plot Plan revisions and at which the Planning Commission considered the Tentative Parcel Map; and

WHEREAS, at this public hearing on March 4, 2009, the Planning Commission considered, heard public comments on and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

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

SECTION 1. ENVIRONMENTAL FINDINGS. The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Planning Director as provided in the Staff Report dated March 4, 2009 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code § 21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. California Environmental Quality Act (CEQA): The approval of this Tentative Parcel Map is in compliance with the requirements of CEQA, in that on March 4, 2009, at a duly noticed public hearing, the Planning Commission approved and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program reflecting its independent judgment and analysis and documenting that there was 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. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595.

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

SECTION 2. MAP ACT FINDINGS. In accordance with Wildomar Municipal Code and Government Code Sections 66463, 66473.1, 66473.5, and 66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and the City's standards for commercial projects and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. The proposed subdivision and design and improvements of the subdivision are consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed subdivision and design and improvements of the subdivision are consistent with the Zoning Code, General Plan, Subdivision Ordinance, and the City of Wildomar Municipal Code. The General Plan land use designation for the site is "Commercial Retail" which allows project intensities with floor area ratios between 0.20 to 0.35. The proposed Parcel Map will result in the development of seven parcels for commercial development consistent with and furthering the goals and objectives of providing commercial development at appropriate locations. This determination was made previously by the County, and when the City incorporated it adopted the County codes and portion of the County General Plan pertaining to Wildomar. Those previous findings still hold with this action.

B. The Tentative Map does not propose to divide land, which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

The proposed property has not been used as agricultural land and has never entered into any Williamson contracts.

C. The site is physically suitable for the type and proposed density of development proposed by the tentative map.

The site is generally (describe shape and topography) and consists of 10.93 acres. The site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for commercial development. The site is physically suitable for the intensity of development proposed under Tentative Parcel Map 35219, in that: the subdivision reconfigures several parcels and reduces the number of parcels from eight to seven.

D. The design of the subdivision and the proposed improvement, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The design of the subdivision and type of improvements are not likely to cause serious public health problems because the proposed development has been reviewed and will be inspected by City staff for compliance with all applicable building, development and fire codes prior to occupancy.

F. The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

Taking into consideration local climate and the existing contour and configuration of the site and its surroundings, the size and configuration of lots within the proposed subdivision have been arranged, to the greatest extent feasible, to permit orientation of structures in an east-west alignment for southern exposure, or to take advantage of natural shade, or to take advantage of prevailing breezes. The design of the subdivision provides for future passive or natural heating or cooling opportunities. Riverside County staff reviewed the design of the development, City of Wildomar staff will ensure that all setbacks have been met and that light and air access is available to the extent possible. The construction will be required to conform to all state energy efficiency requirements.

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

The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, because the City staff has reviewed the latest title report and all required easements and dedications will be required as Conditions of Approval.

SECTION 3. PLOT PLAN FINDINGS. In accordance with Wildomar Municipal Code and in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and the City's standards for commercial projects and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

A. The revisions to Plot Plan 22461 are consistent with the previously approved Plot Plan and the requirements of the City of Wildomar General Plan and with all applicable requirements of State Law and ordinances of the City of Wildomar.

The proposed plot plan revisions are consistent with the previously approved plot plan. The architectural approval of a fast food restaurant and the replacement of office and retail with a car wash auto service facility are also consistent with the Commercial Retail General Plan Land Use Designation and the allowable uses and design standards for the General Commercial (C-1/C-P) Zone.

B. The revisions to Plot Plan 22461 are physically suitable for the type and proposed density of development proposed by the plot plan. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The site and required improvements are currently under construction to City standards thus allowing for the logical development of the property consistent with the prior approval of the commercial center.

C. The revisions to Plot Plan 22461 will not allow for the sale of individual buildings on a single lot.

Plot Plan 22461 will be conditioned to not allow for the sale of separate parcels until the companion Tentative Parcel Map (No. 35219) has a final map recorded in accordance with the City's subdivision ordinance.

SECTION 4. PLANNING COMMISSION ACTIONS. The Planning Commission hereby takes the following actions:

A. Adopt Mitigated Negative Declaration. The Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program (EA 08-0027) is hereby adopted subject to the mitigation measures contained therein and incorporated by reference as Exhibit A.

B. Approval of the Tentative Parcel Map. Tentative Parcel Map 35219 is hereby approved subject to the Conditions of Approval attached hereto and incorporated herein by reference as Exhibit B.

C. Approval of the Revised Plot Plan. Plot Plan 22461 is hereby approved subject to the Conditions of Approval attached hereto and incorporated by reference herein as Exhibit C.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 2009, by the following vote:

- AYES.
- NOES:
- ABSENT:
- ABSTAINED:

ATTEST:

Sheryll Schroeder, City Clerk

Robert Devine, Chairman

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

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

I, Sheryll Schroeder, City Clerk of the City of Wildomar, do hereby certify that the foregoing Resolution No. 09-___ was duly adopted by the Planning Commission of the City of Wildomar at a special first meeting thereof, held on the 4th day of March, 2009, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Sheryll Schroeder, City Clerk

EXHIBIT A TO RESOLUTION 09-____

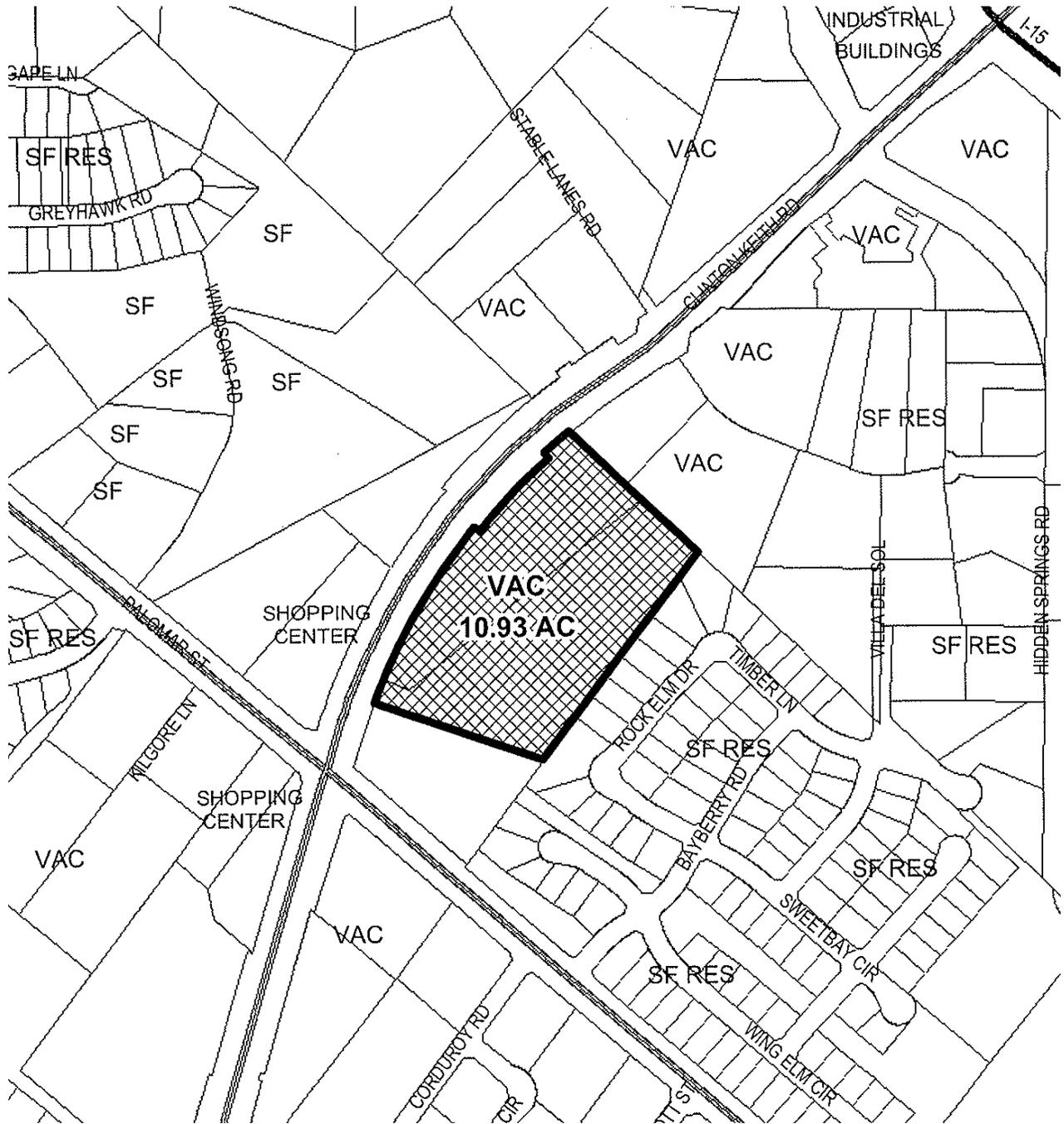
EXHIBIT B TO RESOLUTION 09-____

EXHIBIT C TO RESOLUTION 09-____

ATTACHMENT B

LOCATION MAP

LOCATION MAP



ATTACHMENT C
TENTATIVE PARCEL MAP

ATTACHMENT D
REVISED PLOT PLAN LAYOUT

ATTACHMENT E

INITIAL STUDY

Conditions of Approval for CUP03504R1

10. EVERY 001 <small>GENERAL CONDITIONS</small>	USE - PROJECT DESCRIPTION	Status: INEFFECT	Conditions: Informational
<p>The use hereby permitted is to expand an approved, 2.96 net acre, three (3) building, 23,000 sq. ft. Commercial Center, which was approved on May 8, 2007 under Conditional Use Permit No. 3504; to include substantial changes to the site plan by adding on an additional 23,600 sq. ft. with three (3) new buildings, for a total of 46,600 sq. ft. The project site will now include an additional 1.85 net acres that have been acquired through Lot Line Adjustment No. 5270 from the property located southerly of the project site (APN: 380-230-006) and added to the project for a total of 4.81 net acres. In total, the project proposes six (6) buildings: Building 1 a proposed 5,660 sq. ft. sit-down restaurant, Building 2 a proposed 16,242 sq. ft. multi-tenant commercial building that includes the concurrent sale of beer and wine for off-premises consumption, Building 3 a proposed 5,375 sq. ft. sit-down restaurant, Building 4 a proposed 7,575 sq. ft. tire sales and service store, Building 5 a proposed 3,500 sq. ft. fast-food restaurant, and Building 6 a proposed 8,248 sq. ft. multi-tenant commercial building. The proposal also includes 32,349 sq. ft. of landscaping and 243 parking spaces. The project will be constructed in two (2) phases, Phase I will include the construction of Buildings 2, 3, 6, and all parking and landscaping improvements for the entire project site and Phase II will include the construction of Buildings 1, 4, and 5. Note: "Current" and "Ultimate" site designs are proposed; these design concepts deal only with right-of-way improvements along Clinton Keith Road and not the project site. As such, the proposed on-site improvements are the same at the "Current" and "Ultimate" site layouts. [COA amended per 4/22/08 BOS hearing]</p>			
10. EVERY 002 <small>GENERAL CONDITIONS</small>	USE - HOLD HARMLESS	Status: INEFFECT	Conditions: Informational
<p>The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP3504R1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.</p>			
10. EVERY 003	USE - DEFINITIONS	Status:	Conditions:

GENERAL CONDITIONS		INEFFECT	Informational
<p>The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3504, Revised Permit No. 1 shall be henceforth defined as follows: APPROVED EXHIBIT A-1 = Current Site Plan for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit A-1, Amended No. 1, dated 4/22/08. APPROVED EXHIBIT A-2 = Ultimate Site Plan for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit A-2, Amended No. 1, dated 4/22/08. APPROVED EXHIBIT G = Grading Plan for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit G (Sheets 1 - 3), Amended No. 1, dated 4/22/08. APPROVED EXHIBIT L = Preliminary Landscape Plan for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit L, Amended No. 1, dated 4/22/08. APPROVED EXHIBIT P = Phasing Plan for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit P, Amended No. 2, dated 4/22/08. APPROVED EXHIBIT B & C = Floor Plans and Elevations for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit B & C (Sheets 1 - 6), Amended No. 2, dated 4/22/08. APPROVED EXHIBIT M = Colors and Materials Board for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit M, Amended No. 1, dated 2/15/08. APPROVED EXHIBIT S = Sign Program for Conditional Use Permit No. 3504, Revised Permit No. 1, Exhibit S (Sheets 1 - 12), Amended No. 1, dated 2/15/08. [COA amended per 4/22/08 BOS hearing]</p>			
10. EVERY 004 GENERAL CONDITIONS	USE - 90 DAYS TO PROTEST	Status: INEFFECT	Conditions: Informational
<p>The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.</p>			
10.BS GRADE 001 GENERAL CONDITIONS	USE -GIN INTRODUCTION	Status: INEFFECT	Conditions: Informational
<p>Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.</p>			
10.BS GRADE 003 GENERAL CONDITIONS	USE-G1.2 OBEY ALL GDG REGS	Status: INEFFECT	Conditions: Informational
<p>All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.</p>			

10.BS GRADE 004 GENERAL CONDITIONS	USE-G1.3 DISTURBS NEED G/PMT	Status: INEFFECT	Conditions: Informational
<p>Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.</p>			
10.BS GRADE 005 GENERAL CONDITIONS	USE-G1.6 DUST CONTROL	Status: INEFFECT	Conditions: Informational
<p>All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.</p>			
10.BS GRADE 006 GENERAL CONDITIONS	USE-G2.3SLOPE EROS CL PLAN	Status: INEFFECT	Conditions: Informational
<p>Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).</p>			
10.BS GRADE 007 GENERAL CONDITIONS	USE-G2.5 2:1 MAX SLOPE RATIO	Status: INEFFECT	Conditions: Informational
<p>Graded slopes shall be limited to a maximum steepness ratio of 2: 1 (horizontal to vertical) unless otherwise approved.</p>			
10.BS GRADE 008 GENERAL CONDITIONS	USE-G2.6SLOPE STABL'TY ANLYS	Status: INEFFECT	Conditions: Informational
<p>A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.</p>			
10.BS GRADE 009 GENERAL CONDITIONS	USE-G2.7DRNAGE DESIGN Q100	Status: INEFFECT	Conditions: Informational
<p>All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows. Additionally, the Building and Safety Department's conditional</p>			

approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE 010 GENERAL CONDITIONS	USE-G2.8MINIMUM DRNAGE GRADE	Status: INEFFECT	Conditions: Informational
<p>Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.</p>			
10.BS GRADE 011 GENERAL CONDITIONS	USE-G2.9DRNAGE & TERRACING	Status: INEFFECT	Conditions: Informational
<p>Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".</p>			
10.BS GRADE 012 GENERAL CONDITIONS	USE-G2.10 SLOPE SETBACKS	Status: INEFFECT	Conditions: Informational
<p>Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.</p>			
10.BS GRADE 013 GENERAL CONDITIONS	USE-G2.23 OFFST. PAVED PKG	Status: INEFFECT	Conditions: Informational
<p>All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.</p>			
10.BS GRADE 014 GENERAL CONDITIONS	USE-G.3.1NO B/PMT W/O G/PMT	Status: INEFFECT	Conditions: Informational
<p>Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.</p>			
10.BS GRADE 015 GENERAL CONDITIONS	USE-G3.3RETAINING WALLS	Status: INEFFECT	Conditions: Informational

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE 016 GENERAL CONDITIONS	USE-G3.4CRIB/RETAIN'G WALLS	Status: INEFFECT	Conditions: Informational
<p>Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.</p>			
10.BS GRADE 017 GENERAL CONDITIONS	USE-G4.1E-CL 4:1 OR STEEPER	Status: INEFFECT	Conditions: Informational
<p>Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.</p>			
10.BS GRADE 018 GENERAL CONDITIONS	USE-G4.3PAVING INSPECTIONS	Status: INEFFECT	Conditions: Informational
<p>The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.</p>			
10.BS GRADE 019 GENERAL CONDITIONS	USE-G2.17LOT TO LOT DRN ESMT	Status: INEFFECT	Conditions: Informational
<p>A recorded easement is required for lot to lot drainage.</p>			
10.BS GRADE 020 GENERAL CONDITIONS	USE-G1.4 NPDES/SWPPP	Status: INEFFECT	Conditions: Informational

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

10.FIRE 001 GENERAL CONDITIONS	USE-#50-BLUE DOT REFLECTOR	Status: INEFFECT	Conditions: Informational
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Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE 002 GENERAL CONDITIONS	USE-#01A - SHELL/FPE/COMM.	Status: INEFFECT	Conditions: Informational
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THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

10.FIRE 003 GENERAL CONDITIONS	USE-#04-HIGH PILE/RACK STORAGE	Status: INEFFECT	Conditions: Informational
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A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 2001 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this

jurisdiction).

10.FIRE 004
GENERAL CONDITIONS

USE-#23-MIN REQ FIRE FLOW

Status:
INEFFECT

Conditions:
Informational

Minimum required fire flow shall be 1625 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE 005
GENERAL CONDITIONS

**USE-#31-ON/OFF NOT LOOPED
HYD**

Status:
INEFFECT

Conditions:
Informational

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE 006
GENERAL CONDITIONS

USE-#89-RAPID HAZMAT BOX

Status:
INEFFECT

Conditions:
Informational

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FLOOD RI 001
GENERAL CONDITIONS

USE FLOOD HAZARD REPORT

Status:
INEFFECT

Conditions:
Informational

CUP 3504R1 is a proposal to expand an approved commercial centre on a 4.81-acres site in Rancho California area. The project is located on the south east corner of Clinton Keith Road and Hidden Springs Road. The site receives minor tributary offsite runoff from the north. The development of this site would adversely impact downstream property owners by increasing the rate and volume of flood flows and impact water quality. Mitigation shall be required to offset these impacts. The developer has proposed to mitigate the increased runoff by detaining storm flows in a series of underground detention pipes. The onsite runoff will be collected in a private storm drain system, pass through storm water treatment units before discharging into two underground detention systems. The underground detention system for the northwestern half of the site will discharge to Hidden Springs Road via 18" culvert. The two detention system for the southeastern half will discharge via a storm drain to the energy dissipater before outletting into the existing low. This is acceptable in concept as shown. A preliminary drainage study to support the detention concept was submitted to the District for review. It shall be noted that the

underground detention system may not have sufficient volume as shown on the tentative exhibit. However, the developer would still like to pursue the concept of using the underground detention facility. During the improvement plan check process it may be necessary to expand the detention pipes beyond what is shown on the tentative exhibit. The District will allow the applicant to defer the mitigation design to the plan check stage. During the plan check stage the developer must either: 1. Design underground storage to meet District criteria or 2. Redesign the project to accommodate a conventional basin that meets District criteria (see 60.FLOOD RI. 11 INCREASED RUNOFF CRITERIA). The later option would almost certainly require such redesign of the project that it would need to go back through substantial entitlement process. The site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4139 per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI 004 GENERAL CONDITIONS	USE 100 YR SUMP OUTLET	Status: INEFFECT	Conditions: Informational
<p>Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.</p>			
10.FLOOD RI 005 GENERAL CONDITIONS	USE PERP DRAINAGE PATTERNS	Status: INEFFECT	Conditions: Informational
<p>The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.</p>			
10.FLOOD RI 006 GENERAL CONDITIONS	USE COORDINATE DRAINAGE DESIGN	Status: INEFFECT	Conditions: Informational
<p>Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.</p>			
10.FLOOD RI 010 GENERAL CONDITIONS	USE INCREASED RUNOFF	Status: INEFFECT	Conditions: Informational

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI 011
GENERAL CONDITIONS

**USE INCREASED RUNOFF
CRITERIA**

Status:
INEFFECT

Conditions:
Informational

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI 014 GENERAL CONDITIONS	XXU SUBMIT FINAL WQMP >PRELIM	Status: INEFFECT	Conditions: Informational
<p>In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality. To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits. Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.</p>			
10.FLOOD RI 015 GENERAL CONDITIONS	USE WQMP ESTABL MAINT ENTITY	Status: INEFFECT	Conditions: Informational
<p>This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.</p>			
10.PLANNING 001	USE - COMPLY WITH	Status:	Conditions:

GENERAL CONDITIONS	ORD./CODES	INEFFECT	Informational
<p>The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS A-1 & A-2, dated 4/22/08, unless otherwise amended by these conditions of approval. [COA amended per 4/22/08 BOS hearing]</p>			
10.PLANNING 002 GENERAL CONDITIONS	USE - FEES FOR REVIEW	Status: INEFFECT	Conditions: Informational
<p>Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.</p>			
10.PLANNING 003 GENERAL CONDITIONS	USE - LIGHTING HOODED/DIRECTED	Status: INEFFECT	Conditions: Informational
<p>Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.</p>			
10.PLANNING 004 GENERAL CONDITIONS	USE - COLORS & MATERIALS	Status: INEFFECT	Conditions: Informational
<p>Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M, dated 2/15/08.</p>			
10.PLANNING 006 GENERAL CONDITIONS	USE - HOURS OF OPERATION	Status: INEFFECT	Conditions: Informational
<p>Use of the facilities approved under this conditional use permit shall be limited to the following hours of operation, Monday through Sunday, except as otherwise provide herein: Building One (1): 5:00am to 12:00am Building Two (2): 5:00am to 12:00am Building Three (3): 5:00am to 2:00am, except Sunday's in which the operation shall close at 12:00am Building Four (4): 7:00am to 8:00pm Building Five (5): 5:00am to 1:30am Building Six (6): 5:00am to 12:00am NOTE: These hours of operation are set forth in the interest of public safety and in order to reduce conflict with adjacent zones and/or land uses. The Riverside County Board of Supervisors determined during the noticed public hearing on April 22, 2008 that any request to deviate from the Hours of Operation as</p>			

referenced above for Buildings One (1) through Six (6) shall necessitate a Revised Conditional Use Permit as described in County Ordinance No. 348, Section 18.43. [COA amended per 4/22/08 BOS hearing]

10.PLANNING 007 GENERAL CONDITIONS	USE - BASIS FOR PARKING	Status: INEFFECT	Conditions: Informational
<p>Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Community and Regional Commercial Centers: 5.5 spaces per 1,000 sq. ft. of net leasable floor area. Total Parking Stalls Provided: 243 [COA amended per 4/22/08 BOS hearing]</p>			
10.PLANNING 008 GENERAL CONDITIONS	USE - LIMIT ON SIGNAGE	Status: INEFFECT	Conditions: Informational
<p>Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT S, dated 2/15/08. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.</p>			
10.PLANNING 009 GENERAL CONDITIONS	USE - NO OUTDOOR ADVERTISING	Status: INEFFECT	Conditions: Informational
<p>No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.</p>			
10.PLANNING 011 GENERAL CONDITIONS	USE - PHASES ALLOWED	Status: INEFFECT	Conditions: Informational
<p>Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT P, dated 4/22/08. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency. [COA amended per 4/22/08 BOS hearing]</p>			
10.PLANNING 012 GENERAL CONDITIONS	USE - PHASE BY NEW PERMIT	Status: INEFFECT	Conditions: Informational

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING 013 GENERAL CONDITIONS	USE - LANDSCAPE SPECIES	Status: INEFFECT	Conditions: Informational
<p>Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.</p>			
10.PLANNING 017 GENERAL CONDITIONS	USE - RECLAIMED WATER	Status: INEFFECT	Conditions: Informational
<p>The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.</p>			
10.PLANNING 019 GENERAL CONDITIONS	USE - NO RESIDENT OCCUPANCY	Status: INEFFECT	Conditions: Informational
<p>No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.</p>			
10.PLANNING 021 GENERAL CONDITIONS	USE - EXTERIOR NOISE LEVELS	Status: INEFFECT	Conditions: Informational
<p>Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.</p>			
10.PLANNING 023 GENERAL CONDITIONS	USE - VIABLE LANDSCAPING	Status: INEFFECT	Conditions: Informational

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING 025
GENERAL CONDITIONS

USE - CAUSES FOR REVOCATION

Status:
INEFFECT

Conditions:
Informational

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING 026
GENERAL CONDITIONS

USE - CEASED OPERATIONS

Status:
INEFFECT

Conditions:
Informational

In the event the use hereby permitted ceases operation for a period of ne (1) year or more, this approval shall become null and void.

10.PLANNING 031
GENERAL CONDITIONS

USE - MT PALOMAR LIGHTING AREA

Status:
INEFFECT

Conditions:
Informational

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING 033
GENERAL CONDITIONS

USE - ORD 810 O S FEE (1)

Status:
INEFFECT

Conditions:
Informational

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING 038
GENERAL CONDITIONS

USE - BUSINESS LICENSING

Status:
INEFFECT

Conditions:
Informational

Every person conducting a business within the unincorporated area of Riverside County, as

defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Code Enforcement Department at www.rctlma.org.buslic.

10.PLANNING 039
GENERAL CONDITIONS

USE - GEO 1938

Status:
INEFFECT

Conditions:
Informational

County Geologic Report (GEO) No. 1938, submitted for this project (CUP03504R1), was prepared by Leighton Consulting, Inc. and is entitled: "Preliminary Geotechnical Investigation Report for the Proposed Wildomar Square, Southeast Corner of the Intersection of Clinton Keith Road and Hidden Springs Road, Wildomar, Riverside County, California, Project No. 602009-001", dated September 13, 2007. In addition, Leighton Consulting, Inc. submitted the following report entitled: 1.Addendum Geotechnical Response to Riverside County Planning Department, Building and Safety Review Comments, County Geologic Report No. 1938, Proposed Wildomar Square Commercial/Retail Development adjacent to Hidden Springs Road and Clinton Keith Road at Freeway I-15, Wildomar, County of Riverside, California, Project No. 602009-001" dated December 21, 2007. This document is herein incorporated as a part of GEO No. 1938. GEO No. 1938 concluded: 1.This site is underlain at shallow depth by Pauba Formation sandstone considered acceptable for support of the proposed fills and structures. 2.Based on literature review, site mapping, a previously excavated fault investigation trench and aerial photo review there is no evidence for any active faults crossing or trending toward this site. Therefore the potential for this site to be affected by surface fault rupture is considered low. 3.Aside from the hazard of strong ground shaking, the potential for this site to be affected by secondary seismic hazards such as liquefaction, seismically induced landsliding, seiche/tsunami or seismically induced flooding is considered low. GEO No. 1938 recommended: 1.All previously placed undocumented fills, top soils, weathered bedrock and alluvium should be removed to expose Pauba Formation bedrock exhibiting an in-place relative compaction of at least 85% as determined by ASTM Test Method D 1557-02. Prior to placing any fill, the approved removal bottoms should be scarified to depth of 12 inches, brought to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02. 2.The on-site soils are considered to be acceptable for use as compacted fill provided they are cleaned of organic materials and/or debris. All fill soils should be placed in 6 to 8 inch lifts, brought to within 2% of optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02. Where the footprint of any proposed structure spans a cut/fill transition, the cut portion of the building pad should be over-excavated to a depth equal to one-half of the fill thickness for the fill portion of the pad with a minimum of three feet required. 3.Subsequent to the construction of the pad fills, they should be tested for expansion index in order provide final foundation design recommendations. 4.Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the provisions of the California Building Code for a site located 1.7 miles from a CBC Type B seismic source and overlying a CBC Type Sd soil. The site should be expected to experience peak horizontal accelerations on the order of 0.65g with a 10% probability of exceedence in 50 years. 5.The consultant should be provided with the grading and foundation plans to determine if future investigation may be required by changes made to those plans subsequent to this report. GEO No. 1938 satisfies the requirement for a Geologic Study for Planning /CEQA

purposes. GEO No. 1938 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING 040
GENERAL CONDITIONS

**MAP - IF HUMAN REMAINS
FOUND**

**Status:
INEFFECT**

**Conditions:
Informational**

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

10.PLANNING 041
GENERAL CONDITIONS

**MAP - INADVERTENT ARCHAEO
FIND**

**Status:
INEFFECT**

**Conditions:
Informational**

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

10.PLANNING 042
GENERAL CONDITIONS

USE - NO SECOND FLOOR

**Status:
INEFFECT**

**Conditions:
Informational**

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional

use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only single-story buildings were approved as part of this permit and reviewed for parking standards.

10.PLANNING 043 GENERAL CONDITIONS	USE - MAINTAIN LICENSING	Status: INEFFECT	Conditions: Informational
<p>At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Alcoholic Beverage Control Board (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, the permit that allows the sale of beer and wine for off-premises consumption shall become null and void.</p>			
10.PLANNING 044 GENERAL CONDITIONS	USE - ABC20 OFF SALE BEER/WINE	Status: INEFFECT	Conditions: Informational
<p>OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises. The ABC Type 20 License for the sale of beer and wine for off-premises consumption is permitted within Building 2, more specifically for the Matteo's Wine & Deli Shop.</p>			
10.PLANNING 047 GENERAL CONDITIONS	USE - VIABLE LANDSCAPING	Status: INEFFECT	Conditions: Informational
<p>All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's ilestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS."</p>			
10.PLANNING 048 GENERAL CONDITIONS	USE - LANDSCAPING REVIEW/COMPL	Status: INEFFECT	Conditions: Informational
<p>All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.</p>			
10.TRANS 001 GENERAL CONDITIONS	USE - TS/CONDITIONS	Status: INEFFECT	Conditions: Informational

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts. The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions. Grand Avenue (NS) at Clinton-Keith Road (EW) Palomar Street (NS) at Clinton-Keith Road (EW) Hidden Springs Road (NS) at Clinton-Keith Road (EW) I-15 Southbound Ramps (NS) at Clinton-Keith Road (EW) I-15 Northbound Ramps (NS) at Clinton-Keith Road (EW) Arya Drive (NS) at Clinton-Keith Road (EW) As such, the proposed project is consistent with this General Plan policy. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS 006
GENERAL CONDITIONS

USE - STD INTRO 3(ORD 460/461)

Status:
INEFFECT

Conditions:
Informational

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS 007
GENERAL CONDITIONS

USE - ASSESS/BENEFIT DIST 1

Status:
INEFFECT

Conditions:
Informational

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

20.PLANNING 004
PRIOR TO A CERTAIN DATE

USE - EXPIRATION DATE-CUP

Status:
INEFFECT

Conditions:
Outstanding

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings

or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60.BS GRADE 001
PRIOR TO GRADING PRMT
ISSUANCE

USE-G2.1 GRADING BONDS

Status:
INEFFECT

Conditions:
Outstanding

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE 002
PRIOR TO GRADING PRMT
ISSUANCE

USE-G2.3SLOPE EROS CL PLAN

Status:
INEFFECT

Conditions:
Outstanding

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE 003
PRIOR TO GRADING PRMT
ISSUANCE

**USE-G2.4GEOTECH/SOILS
RPTS**

Status:
INEFFECT

Conditions:
Outstanding

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE 004
PRIOR TO GRADING PRMT
ISSUANCE

**USE-G2.7DRNAGE DESIGN
Q100**

Status:
INEFFECT

Conditions:
Outstanding

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows. Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan

reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE 006
PRIOR TO GRADING PRMT
ISSUANCE

USE-G2.14OFFSITE GDG ONUS

Status:
INEFFECT

Conditions:
Outstanding

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE 007
PRIOR TO GRADING PRMT
ISSUANCE

USE-G2.15NOTRD OFFSITE LTR

Status:
INEFFECT

Conditions:
Outstanding

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE 009
PRIOR TO GRADING PRMT
ISSUANCE

USE-G1.4 NPDES/SWPPP

Status:
INEFFECT

Conditions:
Outstanding

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE 010
PRIOR TO GRADING PRMT
ISSUANCE

USE IMPORT/EXPORT

Status:
INEFFECT

Conditions:
Outstanding

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the

Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.EPD 001
PRIOR TO GRADING PRMT
ISSUANCE

**EPD - 30 DAY BURROWING
OWL SUR**

**Status:
INEFFECT**

**Conditions:
Outstanding**

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

60.EPD 002
PRIOR TO GRADING PRMT
ISSUANCE

- BIOLOGICAL MONITOR

**Status:
MET**

**Conditions:
Satisfied**

Prior to the issuance of a grading permit, the applicant must contract with a biological consultant who has an MOU with the county, to provide biological monitoring of all grading activities. The applicant must provide the Environmental Programs Department with a copy of the contract.

60.EPD 003
PRIOR TO GRADING PRMT
ISSUANCE

- RIPARIAN FLAGGING

**Status:
INEFFECT**

**Conditions:
Outstanding**

Prior to the issuance of a grading permit, the biological monitor shall flag and fence the area mapped as "South Coast Live Oak Riparian Forest" on CUP03504R1 AMD. #1 dated 12/10/2007. The biologist must submit documentation to the Environmental Programs Department (EPD) certifying that all areas meeting the definition of Riparian/Riverine, as defined in section 6.1.2 of the Multiple Species Habitat Conservation Plan (MSHCP), have been flagged and fenced for avoidance during construction. EPD staff may also conduct site visits to ensure that the fencing has been completed in accordance with the MSHCP.

60.FLOOD RI 002 PRIOR TO GRADING PRMT ISSUANCE	USE SUBMIT PLANS	Status: MET	Conditions: Satisfied
<p>A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.</p>			
60.FLOOD RI 003 PRIOR TO GRADING PRMT ISSUANCE	USE EROS CNTRL AFTER RGH GRAD	Status: MET	Conditions: Satisfied
<p>Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.</p>			
60.FLOOD RI 004 PRIOR TO GRADING PRMT ISSUANCE	USE OFFSITE EASE OR REDESIGN	Status: MET	Conditions: Satisfied
<p>Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.</p>			
60.FLOOD RI 005 PRIOR TO GRADING PRMT ISSUANCE	USE WRITTEN PERM FOR GRADING	Status: MET	Conditions: Satisfied
<p>Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.</p>			
60.FLOOD RI 008 PRIOR TO GRADING PRMT ISSUANCE	USE MURRIETA VALLEY ADP	Status: INEFFECT	Conditions: Outstanding
<p>The County Board of Supervisors has adopted the Murrieta Creek/MUrrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District</p>			

recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. CUP 3504 R1 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.81 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI 009
PRIOR TO GRADING PRMT
ISSUANCE

USE SUBMIT FINAL WQMP

Status:
MET

Conditions:
Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.PLANNING 001
PRIOR TO GRADING PRMT
ISSUANCE

**USE - PALEONTOLOGIST
REQUIRED**

Status:
MET

Conditions:
Satisfied

The land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring of the grading as recommended in the paleontological resource assessment prepared by Brian F. Smith Associates, dated November 14, 2007. The developer shall submit a copy of a fully executed contract for monitoring services to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING 009
PRIOR TO GRADING PRMT
ISSUANCE

USE - SKR FEE CONDITION

Status:
INEFFECT

Conditions:
Outstanding

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in

Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.81 acres (net) in accordance with APPROVED EXHIBITS A-1 & A-2, dated 4/22/08. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. [COA amended per 4/22/08 BOS hearing]

60.PLANNING 013 PRIOR TO GRADING PRMT ISSUANCE	USE - FEE STATUS	Status: INEFFECT	Conditions: Outstanding
<p>Prior to the issuance of grading permits for Conditional Use Permit No. 3504, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.</p>			
60.PLANNING 014 PRIOR TO GRADING PRMT ISSUANCE	USE - SECTION 1601/1603 PERMIT	Status: INEFFECT	Conditions: Outstanding
<p>Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification</p>			
60.PLANNING 015 PRIOR TO GRADING PRMT ISSUANCE	USE - SECTION 404 PERMIT	Status: INEFFECT	Conditions: Outstanding
<p>Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.</p>			
60.PLANNING 016 PRIOR TO GRADING PRMT	MAP - PALEONTOLOGIST REQUIRED	Status: MET	Conditions: Satisfied

ISSUANCE

The land divider/permit holder shall retain a qualified paleontologist for paleontology monitoring services as recommended in the Paleontology Report (PD_P-01283) prepared by Brian F. Smith & Associates, dated Nov. 14, 2007, for this project. The developer shall submit a copy of a fully executed contract for paleontology services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING 017
PRIOR TO GRADING PRMT
ISSUANCE

**USE- PALEONTOLOGY
MITIGATION**

**Status:
MET**

**Conditions:
Satisfied**

Because the project property has a high potential to impact significant nonrenewable fossil resources present in the subsurface, the following mitigation measures are required: 1. Prior to the initiation of excavation activities, a field reconnaissance of the entire project property shall be conducted, to assess paleontologic sensitivity in more detail and to recover any exposed paleontologic remains. 2. Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor is required for all excavation. Based upon the results of this review, monitoring should be conducted throughout all excavation into undisturbed sediments of the Pauba Formation and the unnamed sandstone, both at the surface and in the subsurface. Paleontologic monitors must be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. 3. Preparation of any recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to the resources. 4. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented. 5. Preparation of a report of findings with an appended itemized inventory of specimens is required. The report and inventory, when submitted to the appropriate lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources. 6. A report of the results of paleontologic monitoring shall be submitted to the County Archaeologist.

60.PLANNING 018 PRIOR TO GRADING PRMT ISSUANCE	MAP* - NATIVE AM. MONITORING	Status: MET	Conditions: Satisfied
<p>Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in coordination with the project archaeologist.</p>			
60.PLANNING 019 PRIOR TO GRADING PRMT ISSUANCE	MAP - ARCHAEOLOGIST RETAINED	Status: MET	Conditions: Satisfied
<p>Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring services. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.</p>			
60.PLANNING 020 PRIOR TO GRADING PRMT ISSUANCE	MAP- CULTURAL RES. DISP. AG.	Status: MET	Conditions: Satisfied
<p>Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Soboba Band of Luiseno Indians for proper treatment and disposition, upon submittal of the Phase IV Archaeological Monitoring Report by the Project Archaeologist.</p>			

60.TRANS 001 PRIOR TO GRADING PRMT ISSUANCE	USE - TRANSPORTATION CLEARANCE	Status: INEFFECT	Conditions: Outstanding
<p>A clearance from the Transportation Department is required prior to the issuance of a grading permit.</p>			
70.EPD 001 PRIOR TO GRADING FINAL INSPECT	- BIO MONITOR DOCUMENT	Status: INEFFECT	Conditions: Outstanding
<p>Prior to final inspection, the biological monitor will submit documentation to the Environmental Programs Department (EPD) confirming that all grading was done in accordance with the Multiple Species Habitat Conservation Plan (MSHCP), and that there were no impacts to Riparian/Riverine resources. In the event that unplanned impacts do occur, the report will include a description of the impacts and propose mitigation measures. EPD staff may also conduct site visits to ensure that the grading has been completed in accordance with the MSHCP.</p>			
80.BS GRADE 001 PRIOR TO BLDG PRMT ISSUANCE	USE* -G3.1NO B/PMT W/O G/PMT	Status: INEFFECT	Conditions: Outstanding
<p>Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.</p>			
80.E HEALTH 001 PRIOR TO BLDG PRMT ISSUANCE	USE -WATER/SEWER WILL SERVE	Status: MET	Conditions: Satisfied
<p>A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.</p>			
80.FIRE 001 PRIOR TO BLDG PRMT ISSUANCE	USE-#17A-BLDG PLAN CHECK \$	Status: INEFFECT	Conditions: Outstanding
<p>Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.</p>			
80.FIRE 002 PRIOR TO BLDG PRMT ISSUANCE	USE-#4-WATER PLANS	Status: INEFFECT	Conditions: Outstanding

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FLOOD RI 002
PRIOR TO BLDG PRMT ISSUANCE

USE SUBMIT PLANS

Status:
MET

Conditions:
Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI 004
PRIOR TO BLDG PRMT ISSUANCE

USE NURRIETA VALLEY ADP

Status:
INEFFECT

Conditions:
Outstanding

The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. CUP 3504 R1 is located within the limits of the MURrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.81 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI 005
PRIOR TO BLDG PRMT ISSUANCE

USE SUBMIT FINAL WQMP

Status:
MET

Conditions:
Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.PLANNING 003
PRIOR TO BLDG PRMT ISSUANCE

USE - CONFORM TO ELEVATIONS

Status:
INEFFECT

Conditions:
Outstanding

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B & C, dated 4/22/08. [COA amended per 4/22/08 BOS hearing]

80.PLANNING 004
PRIOR TO BLDG PRMT ISSUANCE

USE - CONFORM TO FLOOR PLANS

Status:
INEFFECT

Conditions:
Outstanding

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B & C, dated 4/22/08. [COA amended per 4/22/08 BOS hearing]

80.PLANNING 005
PRIOR TO BLDG PRMT ISSUANCE

USE - ROOF EQUIPMENT SHIELDING

Status:
INEFFECT

Conditions:
Outstanding

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING 012
PRIOR TO BLDG PRMT ISSUANCE

USE - PLANS SHOWING BIKE RACKS

Status:
INEFFECT

Conditions:
Outstanding

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING 017
PRIOR TO BLDG PRMT ISSUANCE

USE - WASTE MGMT. CLEARANCE 1

Status:
INEFFECT

Conditions:
Outstanding

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 11/02/07, summarized as follows: 1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. 2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be

utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business. 3. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226. 4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility. 5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

80.PLANNING 018
PRIOR TO BLDG PRMT ISSUANCE

USE - SCHOOL MITIGATION

Status:
INEFFECT

Conditions:
Outstanding

Impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.

80.PLANNING 021
PRIOR TO BLDG PRMT ISSUANCE

USE - LIGHTING PLANS

Status:
INEFFECT

Conditions:
Outstanding

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING 023
PRIOR TO BLDG PRMT ISSUANCE

USE - FEE STATUS

Status:
INEFFECT

Conditions:
Outstanding

Prior to issuance of building permits for Conditional Use Permit No. 3504, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING 024
PRIOR TO BLDG PRMT ISSUANCE

**USE - FENCING PLAN
REQUIRED**

Status:
INEFFECT

Conditions:
Outstanding

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed including retaining walls and screen walls. This plan shall require anti-graffiti coatings on fences and walls, where applicable. [COA amended

per 4/08/08 BOS hearing]

80.PLANNING 025 PRIOR TO BLDG PRMT ISSUANCE	USE - SAFETY FENCE (1)	Status: INEFFECT	Conditions: Outstanding
<p>A three (3') foot high safety fence shall be constructed along the southerly project boundary on top of the proposed retaining wall, which is shown on the APPROVED EXHIBIT L. The total height of the safety fence shall only be increased per the request of the Department of Building and Safety. The safety fence shall be constructed of wrought iron or tubular steel material. Note this requirement on all Wall and Fence Plans and Landscape Plans. [COA amended per 4/08/08 BOS hearing]</p>			
80.PLANNING 031 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPING SECURITIES	Status: INEFFECT	Conditions: Outstanding
<p>Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.</p>			
80.PLANNING 032 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPE INSPECTION	Status: INEFFECT	Conditions: Outstanding
<p>Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.</p>			
80.PLANNING 033 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPE PLOT PLAN APPR	Status: INEFFECT	Conditions: Outstanding
<p>When the Landscaping Plot Plan is located within a County Service Area (CSA), prior to landscape plan submittal to the Planning Department, the permit holder shall show</p>			

evidence to the Planning Department that CSA No. 152A or other department as approved by the Planning Department has approved said plans.

80.PLANNING 034 PRIOR TO BLDG PRMT ISSUANCE	USE - PARKING/LNDSCPNG PLAN	Status: INEFFECT	Conditions: Outstanding
<p>Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage. THE PARKING/LANDSCAPING PLAN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH APPROVED EXHIBIT L.</p>			
80.TRANS 001 PRIOR TO BLDG PRMT ISSUANCE	USE - TS/DESIGN	Status: INEFFECT	Conditions: Outstanding
<p>The project proponent shall be responsible for the design of modified traffic signal(s) at the intersections of: Hidden Springs Road (NS) at Clinton-Keith Road (EW) (modification) with no fee credit given for Traffic Signal Mitigation fees. The project proponent may also contribute cash-in-lieu to the County for any signal work not included in the County's Clinton Keith/I-15 Interchange Project, and said signal modifications will be included in the County's interchange project. Installation of the signals shall be per 90.TRANS.1.</p>			
80.TRANS 002 PRIOR TO BLDG PRMT ISSUANCE	USE - TS/GEOMETRICS	Status: INEFFECT	Conditions: Outstanding
<p>The intersection of Hidden Springs Road (NS) at Clinton-Keith Road (EW) shall be improved to provide the following geometrics: Northbound: One left-turn lane, one through lane, one right-turn lane Southbound: One left-turn lane, one shared through/right-turn lane Eastbound: One left-turn lane, two through lanes, one shared through/right-turn lane Westbound: two left-turn lanes, two through lanes, one shared through/right-turn lane or as approved by the Transportation Department. The portion of the improvements along Clinton Keith Road that are being constructed by the County's Clinton Keith/I-15 interchange shall not be required to be constructed by this project. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.</p>			
80.TRANS 004 PRIOR TO BLDG PRMT ISSUANCE	USE - CALTRANS ENCRHMNT PRMT	Status: INEFFECT	Conditions: Outstanding

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

80.TRANS 008 PRIOR TO BLDG PRMT ISSUANCE	USE - STREETLIGHTS - L&LMD	Status: INEFFECT	Conditions: Outstanding
<p>The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following: 1. Completed Transportation Department application 2. (2)Sets of street lighting plans approved by Transportation Department. 3. Appropriate fees for annexation. 4. "Streetlight Authorization" form from SCE, IID or other electric provider.</p>			
80.TRANS 011 PRIOR TO BLDG PRMT ISSUANCE	USE - R & B B D	Status: INEFFECT	Conditions: Outstanding
<p>Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit. The project gross acreage is 3.42 acres.</p>			
80.TRANS 013 PRIOR TO BLDG PRMT ISSUANCE	USE - MAP CORNER CUT-BACK I	Status: INEFFECT	Conditions: Outstanding
<p>All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.</p>			
80.TRANS 017 PRIOR TO BLDG PRMT ISSUANCE	USE - STREETLIGHT PLAN 1	Status: INEFFECT	Conditions: Outstanding
<p>A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.</p>			
80.TRANS 018 PRIOR TO BLDG PRMT ISSUANCE	USE - LANDSCAPING COMM/IND	Status: INEFFECT	Conditions: Outstanding

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping plans shall be designed within Clinton Keith Road and Hidden Springs Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

80.TRANS 019 PRIOR TO BLDG PRMT ISSUANCE	USE - TUMF	Status: INEFFECT	Conditions: Outstanding
<p>Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.</p>			
90.BS GRADE 001 PRIOR TO BLDG FINAL INSPECTION	USE*G4.3PAVING INSPECTIONS	Status: INEFFECT	Conditions: Outstanding
<p>The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.</p>			
90.E HEALTH 001 PRIOR TO BLDG FINAL INSPECTION	USE - HAZMAT BUS PLAN	Status: INEFFECT	Conditions: Outstanding
<p>The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.</p>			
90.E HEALTH 002 PRIOR TO BLDG FINAL INSPECTION	USE - HAZMAT REVIEW	Status: INEFFECT	Conditions: Outstanding
<p>If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.</p>			
90.E HEALTH 003 PRIOR TO BLDG FINAL	USE - HAZMAT CONTACT	Status: INEFFECT	Conditions: Outstanding

INSPECTION			
Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.			
90.FIRE 001 PRIOR TO BLDG FINAL INSPECTION	USE-#45-FIRE LANES	Status: INEFFECT	Conditions: Outstanding
The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.			
90.FIRE 002 PRIOR TO BLDG FINAL INSPECTION	USE-#12A-SPRINKLER SYSTEM	Status: INEFFECT	Conditions: Outstanding
Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout			
90.FIRE 003 PRIOR TO BLDG FINAL INSPECTION	USE-#27-EXTINGUISHERS	Status: INEFFECT	Conditions: Outstanding
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.			
90.FLOOD RI 002 PRIOR TO BLDG FINAL INSPECTION	USE BMP - EDUCATION	Status: INEFFECT	Conditions: Outstanding
The developer shall distribute environmental awareness education materials on general			

good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI 003 PRIOR TO BLDG FINAL INSPECTION	USE IMPLEMENT WQMP	Status: INEFFECT	Conditions: Outstanding
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All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.PLANNING 003 PRIOR TO BLDG FINAL INSPECTION	USE - PARKING PAVING MATERIAL	Status: INEFFECT	Conditions: Outstanding
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A minimum of 243 parking spaces shall be provided as shown on the APPROVED EXHIBITS A-1 & A-2, dated 4/22/08, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety. [COA amended per 4/22/08 BOS hearing]

90.PLANNING 004 PRIOR TO BLDG FINAL INSPECTION	USE - ACCESSIBLE PARKING	Status: INEFFECT	Conditions: Outstanding
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A minimum of 10 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBITS A-1 & A-2, dated 4/22/08. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility,

not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the local sheriff's office." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size. [COA amended per 4/22/08 BOS hearing]

90.PLANNING 006 PRIOR TO BLDG FINAL INSPECTION	USE - LOADING SPACES	Status: INEFFECT	Conditions: Outstanding
<p>A minimum of three (3) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBITS A-1 & A-2, dated 4/22/08. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance. [COA amended per 4/22/08 BOS hearing]</p>			
90.PLANNING 007 PRIOR TO BLDG FINAL INSPECTION	USE - COMPACT PARKING SPACES	Status: INEFFECT	Conditions: Outstanding
<p>A maximum of 49 parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT". [COA amended per 4/08/08 BOS hearing]</p>			
90.PLANNING 008 PRIOR TO BLDG FINAL INSPECTION	USE - ROOF EQUIPMENT SHIELDING	Status: INEFFECT	Conditions: Outstanding
<p>Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.</p>			
90.PLANNING 010 PRIOR TO BLDG FINAL INSPECTION	USE - INSTALL BIKE RACKS	Status: INEFFECT	Conditions: Outstanding
<p>Six (6) bicycle racks with a minimum of five (5) spaces per rack shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBITS A-1 & A-2, dated 4/22/08. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans. [COA amended per 4/22/08 BOS hearing]</p>			
90.PLANNING 011	USE - UTILITIES	Status:	Conditions:

<p>PRIOR TO BLDG FINAL INSPECTION</p>	<p>UNDERGROUND</p>	<p>INEFFECT</p>	<p>Outstanding</p>
<p>All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.</p>			
<p>90.PLANNING 012 PRIOR TO BLDG FINAL INSPECTION</p>	<p>USE - SPECIMEN TREES REQUIRED</p>	<p>Status: INEFFECT</p>	<p>Conditions: Outstanding</p>
<p>Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.</p>			
<p>90.PLANNING 013 PRIOR TO BLDG FINAL INSPECTION</p>	<p>USE - CURBS ALONG PLANTERS</p>	<p>Status: INEFFECT</p>	<p>Conditions: Outstanding</p>
<p>A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.</p>			
<p>90.PLANNING 016 PRIOR TO BLDG FINAL INSPECTION</p>	<p>USE - TRASH ENCLOSURES</p>	<p>Status: INEFFECT</p>	<p>Conditions: Outstanding</p>
<p>Seven (7) trash enclosures which are adequate to enclose a minimum of two (2) bins per enclosure shall be located as shown on the APPROVED EXHIBITS A-1 & A-2, dated 4/22/08, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with a decorative finish that resembles the architectural style of the commercial center including stone veneer and trellises over each enclosure, landscaping screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. [COA amended per 4/22/08 BOS hearing]</p>			

90.PLANNING 021 PRIOR TO BLDG FINAL INSPECTION	USE - REMOVE OUTDOOR ADVERTISE	Status: INEFFECT	Conditions: Outstanding
<p>All existing outdoor advertising displays, signs or billboards shall be removed.</p>			
90.PLANNING 022 PRIOR TO BLDG FINAL INSPECTION	USE - WALL & FENCE LOCATIONS	Status: INEFFECT	Conditions: Outstanding
<p>Wall and/or fence locations shall be in conformance with APPROVED EXHIBITS A-1, A-2, and G, dated 4/22/08. [COA amended per 4/22/08 BOS hearing]</p>			
90.PLANNING 023 PRIOR TO BLDG FINAL INSPECTION	USE - PHASES MUST BE COMPLETE	Status: INEFFECT	Conditions: Outstanding
<p>If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.</p>			
90.PLANNING 026 PRIOR TO BLDG FINAL INSPECTION	USE - SKR FEE CONDITION	Status: INEFFECT	Conditions: Outstanding
<p>rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.81 acres (net) in accordance with APPROVED EXHIBITS A-1 & A-2, dated 4/22/08. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. [COA amended per 4/22/08 BOS hearing]</p>			
90.PLANNING 027 PRIOR TO BLDG FINAL INSPECTION	USE - CONDITION COMPLIANCE	Status: INEFFECT	Conditions: Outstanding

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING 030 PRIOR TO BLDG FINAL INSPECTION	USE - ORD 810 O S FEE (2)	Status: INEFFECT	Conditions: Outstanding
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Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 03504 Revised Permit No. 1 is calculated to be 4.81 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING 031 PRIOR TO BLDG FINAL INSPECTION	USE - ORD NO. 659 (DIF)	Status: INEFFECT	Conditions: Outstanding
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Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3504, Revised Permit No. 1 has been calculated to be 4.81 net acres. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING 034 PRIOR TO BLDG FINAL INSPECTION	USE - PALEO MONITORING REPORT	Status: INEFFECT	Conditions: Outstanding
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Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Paleontology Monitoring report. The report shall be certified by a professional paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING 035
PRIOR TO BLDG FINAL
INSPECTION

USE - SAFETY FENCE (2)

Status:
INEFFECT

Conditions:
Outstanding

Prior to building permit final inspection, a three (3') foot high safety fence shall be constructed along the southerly project boundary on top of the retaining wall, which is shown on the APPROVED Wall and Fence Plan. The total height of the safety fence shall only be increased per the request of the Department of Building and Safety. The safety fence shall be constructed of wrought iron or tubular steel material. [COA amended per 4/08/08 BOS hearing]

90.PLANNING 036
PRIOR TO BLDG FINAL
INSPECTION

**USE - WASTE MGT. CLEARANCE
(2)**

Status:
INEFFECT

Conditions:
Outstanding

A clearance letter from the Riverside County Waste Management Development shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated 11/02/07, summarized as follows: 1. Prior to the final building inspection for EACH building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Building and Safety Department through site inspection. 2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING 037
PRIOR TO BLDG FINAL
INSPECTION

USE - LANDSCAPE/IRRIG INSTALL

Status:
INEFFECT

Conditions:
Outstanding

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING 038 PRIOR TO BLDG FINAL INSPECTION	USE - COMPLY W/ LNDSCP/IRR PLN	Status: INEFFECT	Conditions: Outstanding
<p>All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.</p>			
90.PLANNING 040 PRIOR TO BLDG FINAL INSPECTION	USE - ARCHO MONITORING REPORT	Status: INEFFECT	Conditions: Outstanding
<p>Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.</p>			
90.TRANS 001 PRIOR TO BLDG FINAL INSPECTION	USE - TS/INSTALLATION	Status: INEFFECT	Conditions: Outstanding
<p>The project proponent shall be responsible for the modification of the traffic signal(s) at the following locations: Hidden Springs Road (NS) at Clinton-Keith Road (EW) (modification) with no fee credit given for Traffic Signal Mitigation fees. or as approved by the Transportation Department.</p>			
90.TRANS 002 PRIOR TO BLDG FINAL INSPECTION	USE - IMPROVEMENTS	Status: INEFFECT	Conditions: Outstanding
<p>The Transportation Department is in the process of performing environmental and design work to improve the Clinton Keith/I-15 Interchange, which includes improvements along the frontage of this project on Clinton Keith Road between I-15 and Hidden Springs. The interchange improvements are being funded by TUMF, RBBB, and other funds. In lieu of the project constructing frontage improvements on Clinton Keith Road, and in recognition that the project is contributing additional right-of-way along Clinton Keith Road and paying TUMF and RBBB fees, the project proponent shall do the following: 1. Dedicate the right-of-way necessary for the construction of the interchange along all project frontages, as determined by the Transportation Department, including the necessary access easements through the property to access a potential retaining wall to be built by the County, or as</p>			

approved by the Transportation Department. 2. Deposit with the Transportation Department cash-in-lieu for 120% of the estimated cost of installing landscaping, sidewalk, and street lights along Clinton Keith Road which are beyond the curb-to-curb interchange improvements currently being designed by the Transportation Department, or as approved by the Transportation Department. Upon receipt of these funds, the Transportation Department will include these frontage improvements as part of the construction of the interchange project. Either the Transportation Department or the project proponent may request a review of the actual costs incurred in constructing said landscaping, sidewalk, and street lights, and based on that review there will be a reconciliation between estimated costs and actual costs, resulting in either a refund from the Transportation Department or an additional payment from the project proponent. Hidden Springs Road along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 94. (Modified) (32'/44') NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 12' parkway.

90.TRANS 003 PRIOR TO BLDG FINAL INSPECTION	USE - IMP PLANS	Status: INEFFECT	Conditions: Outstanding
<p>Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.</p>			
90.TRANS 005 PRIOR TO BLDG FINAL INSPECTION	USE - CALTRANS 1	Status: INEFFECT	Conditions: Outstanding
<p>The project proponent shall comply with the Caltrans recommendations.</p>			
90.TRANS 006 PRIOR TO BLDG FINAL INSPECTION	USE - SIGNING & STRIPING	Status: INEFFECT	Conditions: Outstanding
<p>A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.</p>			
90.TRANS 009 PRIOR TO BLDG FINAL INSPECTION	USE STREETLIGHT AUTHORIZATION	Status: INEFFECT	Conditions: Outstanding

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following: 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. 2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS 010 PRIOR TO BLDG FINAL INSPECTION	USE - STREET LIGHTS INSTALL	Status: INEFFECT	Conditions: Outstanding
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Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard. Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS 012 PRIOR TO BLDG FINAL INSPECTION	USE - UTILITY PLAN	Status: INEFFECT	Conditions: Outstanding
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Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS 013 PRIOR TO BLDG FINAL INSPECTION	USE - UTILITY INSTALL	Status: INEFFECT	Conditions: Outstanding
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Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS 014 PRIOR TO BLDG FINAL INSPECTION	USE - LANDSCAPING COMM/IND	Status: INEFFECT	Conditions: Outstanding
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Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Clinton Keith road and Hidden Springs Road. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS 015
 PRIOR TO BLDG FINAL
 INSPECTION

**USE - ST DESIGN/IMP
 CONCEPT**

**Status:
 INEFFECT**

**Conditions:
 Outstanding**

The street design and improvement concept of this project shall be coordinated with the design of Clinton Keith/I-15 interchange, project number A20264. Please contact Tayfun Saglam, project manager of said interchange, at (951) 955-2871 for any necessary coordination.