

CITY OF WILDOMAR

PLANNING DIRECTOR HEARING AGENDA

2:00 P.M. – SPECIAL MEETING

NOVEMBER 30, 2016

City Council Chambers
23873 Clinton Keith Road, Suite 106

PLANNING DIRECTOR SPECIAL MEETING AGENDA NOVEMBER 30, 2016

ORDER OF BUSINESS: Public sessions of Planning Director meetings begin at 2:00 p.m.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at <https://www.cityofwildomar.org/directors-hearing-minutes.asp>. Any writings or documents provided to the Planning Director regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

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

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

RIGHT TO APPEAL: Any decision of the Planning Director may be appealed to the Planning Commission provided the required appeal application and filing fee are submitted to the City Clerk ten (10) calendar days after the Planning Director's action.

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

CALL TO ORDER – SPECIAL MEETING - 2:00 P.M.

PUBLIC COMMENTS

This is the time when the Planning Director receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Director to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Director will turn the matter over to the Planning Department who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. **Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally.** The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Planning Director.

1.0 CONSENT CALENDAR

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

1.1 Minutes – February 17, 2016 Director Hearing

RECOMMENDATION: Staff recommends that the Planning Director approve the Minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Parcel Map No. 36662 (PA No. 15-0056):

Planning Director consideration of the Orchard Street Parcel Map consisting of a Categorical Exemption and Parcel Map No. 36662 to subdivide 1.82 acres into 3 residential lots located at 33401 Orchard Street (APN 366-070-011).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

DH RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36662 (PLANNING APPLICATION NO. 15-0056) SUBJECT TO CONDITIONS, TO SUBDIVIDE 1.82 ACRES INTO 3 PARCELS LOCATED AT 33401 ORCHARD STREET (APN 366-070-011)

STAFF COMMUNICATIONS

FUTURE AGENDA ITEMS

ADJOURNMENT

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

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

I, Matthew C. Bassi, Planning Director, do certify that on or before November 30, 2016, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road
U.S. Post Office, 21392 Palomar Street
Wildomar Library, 34303 Mission Trail



Matthew C. Bassi
Planning Director

1.0 CONSENT CALENDAR



CITY OF WILDOMAR
OFFICIAL PLANNING DIRECTOR HEARING MINUTES
SPECIAL DIRECTOR MEETING OF February 17, 2016

CALL TO ORDER: The Planning Director's Hearing was called to order by Planning Director, Matthew Bassi at 2:00 P.M. at the Wildomar City Hall, Council Chambers.

Staff Present: Matthew Bassi, Planning Director
 Alfredo Garcia, Assistant Planner
 Yvette Noir, Assistant Planner

PUBLIC COMMENT:

None

1.0 CONSENT CALENDAR:

1.1 February 25, 2015 Planning Director hearing minutes

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

2.1 Parcel Map (PA No. 14-0124):

Planning Director consideration of the Union Street Parcel Map consisting of a Categorical Exemption and Parcel Map No. 36653 to subdivide 2.38 acres into 3 residential lots located at 20735 Union Street (APN 368-100-062).

Assistant Planner Yvette Noir made a brief presentation regarding the proposed parcel map.

Director Bassi open the public hearing and asked for public comments.

Brent Benson , Applicant owner was present for the project presentation.

Director Bassi provided questions of staff regarding the proposed Parcel Map.

Assistant Planner Noir provided responses to the Planning Directors questions.

With no further discussion, Director Bassi made a motion to adopt DH Resolution No. 2016-01 entitled:

DH RESOLUTION NO. 16-01

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36653 (PLANNING APPLICATION NO. 14-0124) TO SUBDIVIDE 2.38 ACRES INTO 3 PARCELS LOCATED AT 20735 UNION STREET (APN 368-100-062)

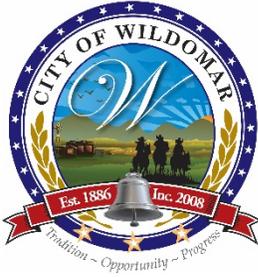
ADJOURNMENT

The Director's Hearing was adjourned at 2:14 PM by Planning Director Bassi.

Minutes Approved By:

Matthew Bassi, Planning Director

2.0 PUBLIC HEARINGS



CITY OF WILDOMAR – PLANNING DIRECTOR
Agenda Item 2.1
PUBLIC HEARING
Meeting Date: November 30, 2016

TO: Planning Director, Matthew C. Bassi

FROM: Morgan Weintraub, Assistant Planner

SUBJECT: Parcel Map No. 36662 (PA No. 15-0056):

Planning Director consideration of the Orchard Street Parcel Map consisting of a Categorical Exemption and Parcel Map No. 36662 to subdivide 1.82 acres into 3 residential lots located at 33401 Orchard Street (APN 366-070-011).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

DH RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36662 (PLANNING APPLICATION NO. 15-0056) SUBJECT TO CONDITIONS, TO SUBDIVIDE 1.82 ACRES INTO 3 PARCELS LOCATED AT 33401 ORCHARD STREET (APN 366-070-011)

PROJECT DESCRIPTION:

The Applicant is requesting approval of Parcel Map No. 36662 to divide 1.82 acres into 3 single-family residential lots. The proposed lot sizes range from 0.62 to 0.67 acres which exceeds the minimum .50 acre lot size for the R-R zone.

Project Location/Vicinity and Onsite Conditions:

The project site encompasses approximately 1.82 acres and is located 33401 Orchard Street (APN: 366-070-011). The site is located in the western part of the city west of Interstate 15 (I-15). The aerial photo on the following page shows the project site and surrounding area. Existing onsite conditions include an existing residential structure and a non-permitted detached mobile home. The project site is flat and has very little vegetation.

Figure 1. Vicinity/Location Map



Surrounding Land Uses:

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

Table 1. General Plan Land Use and Zoning

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Subject Property	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
North	Home	Medium Density Residential (MDR)	R-R (Rural Residential)
South	Vacant	Medium Density Residential (MDR)	R-R (Rural Residential)
East	Homes	Medium Density Residential (MDR)	R-R (Rural Residential)
West	Jean Hayman Elementary School	Medium Density Residential (MDR)	R-R (Rural Residential)

Figure 2. General Plan Existing Land Use Exhibit



Figure 3. Zoning Designation Exhibit



CEQA Determination:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department has evaluated the proposed project to determine what level of CEQA review is required. Based on this evaluation, staff has determined that the proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. A more detailed discussion of this determination is provided in the Analysis section of the staff report.

PROJECT ANALYSIS:

CEQA Analysis:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Parcel Map to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed Parcel Map meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site will be divided into 3 parcels and has not been divided within the last 2 years. Therefore, based on these factors, staff recommends the Planning Director adopt a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA.

Tentative Parcel Map No. 36662:

The proposed Parcel Map is required to meet minimum development standards outlined in Section 17.16.020 of the R-R zone related to lot size and depth. A summary of the 3 lot parcel map is provided in Table 2. In terms of lot size and width, the parcel map exceeds the minimum development standards of the R-R zone.

Table 2. Parcel Map No. 36662– Development Standard Table

PARCELS	PROPOSED LOT SIZE (ACRES)	MINIMUM LOT SIZE REQUIRED (S.F.)	MINIMUM LOT WIDTH (FEET)	PROPOSED LOT WIDTH	MINIMUM LOT DEPTH (FEET)	PROPOSED LOT DEPTH (FEET)	EXCEEDS MINIMUM STANDARDS
1	0.66	21,780 S.F. or (.50 acre)	80	103.26	100	220.91	Yes
2	0.62	21,780 S.F. or (.50 acre)	80	124.01	100	220.90	Yes
3	0.67	21,780 S.F. or (.50 acre)	80	132.76	100	220.99	Yes

Vehicular Access/Streets:

Access to the parcels will be through a private easement from a Rural Residential Local Road constructed of Decompose Granite. In addition, the private street meets the Riverside County Fire Departments width size and turning radius requirements.

Tentative Parcel Map No. 36662 Findings of Fact:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department, in light of the whole record before it, including but not limited to the Planning Department’s staff report and all documents incorporated by reference therein, the City’s General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommends that the Planning Director hereby find and determine as follows:

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

Evidence: The proposed Tentative Parcel Map No. 36662 is consistent with the City’s General Plan in that the existing land use designation of Medium Density Residential (MDR) is intended to provide for the development of detached single family residences and ancillary structures. The density range is 2 – 5 dwelling units per acre. The project proposes to divide a 1.82-acre parcel into 3 parcels that will be 0.62 to 0.67 acres in size which exceeds the allowable lot sizes specified in the General Plan and is consistent with the surrounding land use designations. Additionally, there is no specific plan governing the proposed project site. The project also promotes the following general plan policies:

- LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

- LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.

- LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

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

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

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

Evidence: The project site encompasses approximately 1.82 acres. The tentative parcel map proposes to divide the project area into 3 parcels for future Medium density single family residential development. The density allowed by the MDR designation 2 - 5 dwelling units per acre; which is consistent with the surrounding land use densities. In addition, the lot size requirements of the R-R (Rural Residential) zone, requires a one-half acre minimum lot area with a minimum average lot width of 80 feet and a depth of 100 feet. The proposed project exceeds these requirements, as illustrated in Table II above, which results in the site being physically suitable for the development.

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

Evidence: The proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA consisting of the division of property in an urbanized area zoned for residential development. Additionally, the design of the subdivision is in conformance with the requirements outlined in the General Plan and Zoning Code in terms of minimum lot size requirements. Thus, it has been determined that the design of the subdivision will not likely cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat project. Therefore, the proposed Parcel Map meets this finding.

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

Evidence: The design of the subdivision is in conformance with the City's General Plan and Zoning Code. The design of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed Parcel Map project meets this finding.

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

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

PUBLIC NOTICING/COMMUNICATION:

In accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department on November 15, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Tentative Parcel Map No. 36662 would be considered by the Planning Director. Further, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Parcel Map No. 36662 would be considered by the Planning Director.

ATTACHMENTS:

- A. DH Resolution No. 16-02 for Tentative Parcel Map No. 36662
Exhibit 1 - Conditions of Approval Matrix
- B. Tentative Parcel Map No. 36662 Subdivision Map Exhibit

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

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

ATTACHMENT A

Director Hearing Resolution

DH RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 36662 (PLANNING APPLICATION NO. 15-0056) SUBJECT TO CONDITIONS, TO SUBDIVIDE 1.82 ACRES INTO 3 PARCELS LOCATED AT 33401 ORCHARD STREET (APN 366-070-011)

WHEREAS, an application for Tentative Parcel Map No. 36662 to subdivide 1.82 acres into 3 parcels for residential development has been filed by:

Applicant / Owner:	Suzie L. Wilhelm
Project Location:	2461 Urrard Street
APN Number:	366-070-011
Lot Area:	1.82 acres

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Director of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Parcel Map No. 36662; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant with a copy of the Planning Department staff report and resolution for Tentative Parcel Map No. 36662 containing staff's recommendation to the Planning Director at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, the proposed Tentative Parcel Map No. 36662 is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the proposed Tentative Parcel Map application is considered Categorically Exempt as defined by Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for

which the Tentative Parcel Map No. 36662 would be considered by the Planning Director; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on November 15, 2016 published a legal notice in the “Press Enterprise”, a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Parcel Map No. 36662 would be considered by the Planning Director; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the Planning Director on November 30, 2016 held said public hearing at which time the Planning Director received public testimony from interested persons in support of, or opposition to, the proposed Tentative Parcel Map No. 36662.

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

SECTION 1. CEQA FINDINGS

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Parcel Map to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed Parcel Map meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project site will be divided into 3 parcels and has not been divided within the last 2 years. Therefore, based on these factors, the Planning Director hereby adopts a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA.

SECTION 2. PARCEL MAP FINDINGS

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department, in light of the whole record before it, including but not limited to the Planning Department’s staff report and all documents incorporated by reference therein, the City’s General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommends that the Planning Director hereby find and determine as follows:

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

B. Evidence: The proposed Tentative Parcel Map No. 36662 is consistent with the City's General Plan in that the existing land use designation of Medium Density Residential (MDR) is intended to provide for the development of detached single family residences and ancillary structures. The density range is 2 – 5 dwelling units per acre. The project proposes to divide a 1.82-acre parcel into 3 parcels that will be 0.62 to 0.67 acres in size which exceeds the allowable lot sizes specified in the General Plan and is consistent with the surrounding land use designations. Additionally, there is no specific plan governing the proposed project site. The project also promotes the following general plan policies:

LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.

LU 22.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

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

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

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

Evidence: The project site encompasses approximately 1.82 acres. The tentative parcel map proposes to divide the project area into 3 parcels for future Medium density single family residential development. The density allowed by

the MDR designation 2 - 5 dwelling units per acre, allowing for lot sizes between 5,500 to 20,000 square feet; which is consistent with the surrounding land uses. In addition, the lot size requirements in the MDR land use designation is smaller than the present zone of R-R (Rural Residential). In this case the parcel are subdivided to exceed the density of the General Plan, but meet the development standards of the RR Zone, as illustrated in **Table II** above, which results in the site being physically suitable for the development.

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

Evidence: The proposed project meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15) of CEQA consisting of the division of property in an urbanized area zoned for residential development. Additionally, the design of the subdivision is in conformance with the requirements outlined in the General Plan and Zoning Code in terms of minimum lot size requirements. Thus, it has been determined that the design of the subdivision will not likely cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat project. Therefore, the proposed Parcel Map meets this finding.

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

Evidence: The design of the subdivision is in conformance with the City's General Plan and Zoning Code. The design of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed Parcel Map project meets this finding.

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

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

SECTION 3. PLANNING DIRECTOR ACTION.

The Planning Director hereby adopts DH Resolution No. 2016-02 adopting a Categorical Exemption Per Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act (CEQA) Guidelines and approving Parcel Map No. 36662 subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 30th day of November, 2016.

Matthew C. Bassi
Planning Director/Minutes Secretary

ATTACHMENT A

Exhibit 1 – Conditions of Approval

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)

APN: 366-070-011

Planning Director Hearing Approval Date:
November 30, 2016

TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	In compliance with CEQA Guidelines, the fee to file a Notice of Exemption (NOE) shall be submitted to the Planning Department by the Applicant no later than <u>December 7, 2016</u> . The NOE and Riverside County Administration fee of \$50.00 for the NOE shall be filed by the Planning Department with the Riverside County Clerk within five (5) working days of project approval by the Planning Director.	December 7, 2016	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than November 28, 2016. <hr/> Applicant Signature: _____ Date: _____	November 28, 2016	Planning Department	
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify,	On-Going	Planning Department	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)

APN: 366-070-011

Planning Director Hearing Approval Date:
November 30, 2016

TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.

4. Approval of *Tentative Parcel Map No. 36662* shall expire on November 30, 2019 (3 years after approval by the City Council) if the final map has not been approved by the City Engineering Department and recorded with the Riverside County Clerk. The Applicant may apply in

November 30,
2019

Planning Department

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)

APN: 366-070-011

Planning Director Hearing Approval Date:
November 30, 2016

TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

	writing for a Extension of Time (EOT) for review and approval of the Planning Director in accordance with Section 16.12.240 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department at least 30 days prior to the expiration date (10/30/19).			
5.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	February 28, 2016	Planning Department	
6.	Within 60 days of approval of Tentative Parcel Map No. 36662 (PA 15-0056), the applicant shall pay all outstanding deposit account balances, as applicable. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final map.	January 30, 2016	Planning Department	
7.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Director taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the parcel map.	On-Going	Planning Department	
8.	The project shall be subdivided in accordance with the approved tentative parcel map approved by the Planning Director on November 30, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	
9.	Prior to the recording of the final map. The existing mobile home located at the rear of the project site will be removed.	On Going	Planning Department	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map**

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November 30, 2016**

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**Timing /
Implementation**

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PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Conditions

1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
5.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads.	On-Going	Public Works	
6.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map**

Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)

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November 30, 2016**

**TPM No. 36662 Expiration Date:
November 30, 2019**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
7. The developer/applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website. .	On-Going	Engineering Dept.	
8. The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
9. The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
10. The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
11. All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department.	On-Going	Engineering Dept.	
12. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering Dept.	
13. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer	On-Going	Engineering Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

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November 30, 2016

TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
14. Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
15. All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	
16. 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. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and 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 and City Planner.	On-Going	Engineering Dept. Planning Dept.	
17. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
18. The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

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November 30, 2016

TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
19. The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
20. The improvement plans for the required public improvements 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.	On-Going	Engineering Dept.	
21. All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
22. All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
<u>Prior to the Issuance of Grading Permits</u>			
23. The developer shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering Dept.	
24. The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized	Prior to Issuance of	Engineering Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

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TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

	letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	a Grading Permit		
25.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
27.	The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering Dept.	
28.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to	Prior to Issuance of a Grading Permit	Engineering Dept.	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map**

Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)

APN: 366-070-011

**Planning Director Hearing Approval Date:
November 30, 2016**

**TPM No. 36662 Expiration Date:
November 30, 2019**

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

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	accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer.			
30.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.	Prior to Issuance of a Grading Permit	Engineering Dept.	ALL PHASES
31.	A Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
32.	A Grading Agreement shall be approved by the City Council and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting	Prior to Issuance of a Grading Permit	Engineering Dept.	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map**

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November 30, 2016**

**TPM No. 36662 Expiration Date:
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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

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calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will:

- a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project.
- b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition.
- c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method.
- d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.

34. The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Director.

Prior to the 1st
Improvement Plan
submittal

Engineering Dept.

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)

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Planning Director Hearing Approval Date:
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TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
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Prior to Recordation of the Final Map

35.	Improvement plans shall be prepared, processed, and approved. Construct the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act.	Prior to Final Map Approval	Engineering Dept.	
36.	The developer shall dedicate the western half - section of Union Street, measured, 30' from the approved centerline. Right of way will be based on a local street, Standard No. 105, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
37.	The developer shall pay an in lieu contribution based on the City of Wildomar Cost Estimate Worksheet for the design and construction of Union Street based on a local street, Standard No. 105, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Improvements shall consist of the westerly half of Union Street, measured 30' from approved centerline, including all appropriate slopes and off-site transitions.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
38.	The Applicant shall provide a reciprocal access easement between the parcels of this development. The location of the access point(s) shall be to the satisfaction of the City Engineer and will be approved when these parcels are developed.	Prior to Recordation of Final Map	Engineering Dept.	
39.	The developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Orchard Street Parcel Map

Project Application: Tentative Parcel Map No. 36662 (PA 15-0056)

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November 30, 2016

TPM No. 36662 Expiration Date:
November 30, 2019

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
40. The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
41. The developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Recordation of Final Map or First Building Permit	Engineering Dept.	
<u>Prior to Issuance of a Building Permit</u>			
42. The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
43. The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
44. The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
45. The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
46. The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
47. The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	

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November 30, 2019

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Implementation**

**Enforcement /
Monitoring Dept.**

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48.	The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
49.	The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
50.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
51.	The developer shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.	Prior to Issuance of a Building Permit		

RIVERSIDE COUNTY FIRE DEPARTMENT

General Conditions – Parcel Map No. 36662

1.	Fire hydrants shall be installed within 400 feet of all portions of all structures	On-Going	Fire Department	
2.	No Hazardous Materials: This project has not been reviewed for the use, storage, or handling of hazardous materials. Hazardous materials use, storage, and handling requires Fire Department Review.	Prior to Issuance of Building Permit	Fire Department	

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CONDITIONS OF APPROVAL – Orchard Street Parcel Map**

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APN: 366-070-011

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November 30, 2016**

**TPM No. 36662 Expiration Date:
November 30, 2019**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
3. Fire Flow: Provide, or show there exist, a water system capable of delivering fire flow as required by California Fire Code and Riverside County Fire Department standards.	Prior to Issuance of Building Permit	Fire Department	
4. Water Plans: Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.	Prior to Issuance of Building Permit	Fire Department	
5. Water System Prior to Permit Issuance: Prior to issuance of building permits, the water system for fire protection must be installed and approved by the Fire Department.	Prior to Issuance of Building Permit	Fire Department	
6. Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Issuance of Building Permit	Fire Department	
7. Building Address Numbers: Display street numbers in a prominent location on the address side of buildings and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for buildings up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	Prior to Issuance of Building Permit	Fire Department	
8. Knox Rapid Entry System: the building shall be equipped with a Knox Rapid Entry System. Contact the Riverside County Fire Department for further information.	Prior to Issuance of Building Permit	Fire Department	

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9.	These conditions are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.	Prior to Issuance of Building Permit	Fire Department	
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END

