



CITY OF WILDOMAR

## PLANNING COMMISSION

Commission Members

Chairman Robert Devine · Vice-Chairman Harv Dykstra

Gary Andre · Scott Nowak · Miguel Casillas

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REGULAR MEETING

**WEDNESDAY, DECEMBER 17, 2008 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. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **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. **APPROVAL OF MINUTES:** Approval of the November 19, 2008 and December 3, 2008 Regular Meeting Minutes.
4. **CONTINUED PUBLIC HEARING ITEMS:** The Planning Commission will review the proposed request, receive public input and consider action for the following items:  
  
None.
5. **PUBLIC HEARING ITEMS:** The Planning Commission will review the proposed request, receive public input and consider action for the following items:

<b>6.A.</b>	<b>Case No.</b>	<b>Tentative Parcel Map 36080</b>
	Applicant:	David Hornstein, D.H. Holdings, INC.

Location: North of Hidden Springs Road, South of Interstate 15, East of Clinton Keith Road.

Proposals: PM36080: A six (6) parcel subdivision of 4.86 acres which will allow for individual ownership of parcels and also allow for common areas which will be maintained by a management entity for the site.

Environmental

Action: The project is consistent with the previous Mitigated Negative Declaration adopted by the Riverside County Board of Supervisors on April 22, 2008, no subsequent environmental documents are necessary.

Planner: Harmony Linton, [hlinton@cityofwildomar.org](mailto:hlinton@cityofwildomar.org)

STAFF REPORT:

OPEN PUBLIC HEARING FOR TESTIMONY:

CLOSE PUBLIC HEARING:

MOTION: Staff recommends approval of Resolution PC08-0001, approving tentative parcel map no. 36080 to subdivide 4.81 acres into six commercial lots located south of Clinton Keith Road, east of Hidden Springs Road and west of Interstate 15 and known as parcel number 380-110-039 and 380-230-001.

**6.B. Case No. Tentative Parcel Map 36084**

Applicant: Jason Bohle, Combined Properties, INC.

Location: North of Palomar Street, South of Hidden Springs Road, East of Clinton Keith Road and West of Kalmia Street

Proposals: PM36084: A two (2) parcel subdivision of 3.02 acres which will allow for individual ownership of parcels and also allow for common areas which will be maintained by a management entity for the site.

Environmental

Action: The project is considered a class 15 categorical exemption under the California Environmental Quality Act (CEQA Guidelines Section 15315); as such, no subsequent environmental documents are necessary.

Planner: Bradley Evanson, [bevanson@cityofwildomar.org](mailto:bevanson@cityofwildomar.org)

STAFF REPORT:

OPEN PUBLIC HEARING FOR TESTIMONY:

CLOSE PUBLIC HEARING:

MOTION: Staff recommends approval of Resolution PC08-0002, approving tentative parcel map no. 36084 to subdivide 3.02 acres into two commercial lots located north of

Palomar Street, south of Hidden Springs Road, east of Clinton Keith Road and west of Kalmia Street and known as parcel number 380-130-017.

**6. GENERAL BUSINESS ITEMS:**

None.

**7. ADMINISTRATIVE HEARINGS REPORT:**

None.

**8. 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, [gwayne@cityofwildomar.org](mailto:gwayne@cityofwildomar.org).

**9. 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. ADJOURNMENT**

**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 December 12, 2008, 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  
NOVEMBER 19, 2008**

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

Roll Call showed the following Planning Commissioners in attendance: Gary Andre, Miguel Casillas, Robert Devine, Harv Dykstra and Scott Nowak.

Staff in attendance: Planning Director Wayne, City Manager John Danielson, Deputy City Attorney Thomas Jex, City Clerk Sheryll Schroeder and Planner Sean del Solar.

**FLAG SALUTE:**

Planning Director Wayne led the flag salute.

**OATH OF OFFICE:**

City Clerk Schroeder administered an oath of office to the Planning Commission.

**COMMUNICATIONS FROM THE PUBLIC:**

None.

**APPROVAL OF MINUTES:**

Commissioner Nowak moved to approve the Minutes of November 6, 2008 and November 13, 2008, seconded by Commissioner Andre. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

**CONTINUED PUBLIC HEARING ITEMS:**

None.

**PUBLIC HEARING ITEMS:**

None.

**GENERAL BUSINESS ITEMS:**

A. Election of Planning Commission Officers

Planning Director Wayne called for nominations for the office of Planning Commission Chairman.

Commissioner Dykstra nominated Commissioner Devine for Chairman, seconded by Commissioner Andre. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

Chairman Devine called for nominations for the office of Planning Commission Vice-Chairman.

Commissioner Nowak nominated Commissioner Dykstra for Vice-Chairman, seconded by Commissioner Casillas.

Commissioner Andre nominated Commissioner Casillas for Vice-Chairman, there was no second, motion failed.

Chairman Devine called for a vote on the nomination of Commissioner Dykstra as Vice-Chairman. Roll Call vote: - Ayes: 4, Nays: 1 – Commissioner Andre. Motion Carried.

**ADMINISTRATIVE HEARINGS REPORT:**

None.

**PLANNING DIRECTOR'S REPORT:**

None.

**PLANNING COMMISSION COMMENTS:**

Planning Commissioners introduced themselves.

**ADJOURNMENT:**

No further business to come before the Commission, Chairman Devine moved to adjourn the regular meeting of November 19, 2008, Commissioner Casillas seconded the motion. Roll Call vote: - Ayes: 5, Nays: 0. Motion Carried.

The regular meeting of the Wildomar Planning adjourned at 7:15 P.M.

Respectfully submitted:

Gary Wayne  
Commission Secretary

**REGULAR MEETING  
CITY OF WILDOMAR  
PLANNING COMMISSION  
DECEMBER 3, 2008**

The regular meeting of the Wildomar Planning Commission was adjourned due to lack of quorum by the Secretary of the Commission at 7:05 P.M. at Wildomar City Hall, Council Chambers.

The regular meeting of the Wildomar Planning adjourned at 7:05 P.M.

Respectfully submitted:

Gary Wayne  
Commission Secretary

**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item 6A**  
**DISCUSSION/ACTION ITEM**  
**Meeting Date: December 17, 2008**

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**TO:** Chairman Devine, Members of the Planning Commission

**FROM:** Harmony Linton, Development Services

**SUBJECT:** Tentative Parcel Map No. 36080 (PM36080), David Horenstein, D.H. Holdings, INC., Applicant: A request to subdivide a 4.81 net acre parcel into six lots within the Scenic Highway Commercial zone (C-P-S), generally located at the southeast corner of Clinton Keith Road and Hidden Springs Road

APN: 380-110-039 and 380-230-001

**STAFF REPORT**

**RECOMMENDATION:**

It is recommended that the Planning Commission approve Tentative Parcel Map 36080 subject to the conditions in the attached Resolution.

**BACKGROUND:**

The project site is located at the southeast corner of Clinton Keith Road and Hidden Springs Road. The property is zoned Scenic Highway Commercial (C-P-S) and has a land use designation of Commercial Retail (CR). Conditional Use Permit No. 3504 was approved by the County of Riverside on May 8, 2007 for the development of Wildomar Square. The original permit was for the development of three buildings to equal 23,000 square feet on 2.96 acres. The Conditional Use Permit was then revised and a Variance was added and approved on April 22, 2008. The revised Conditional Use Permit added an additional 1.85 acres for a total of 4.81 net acres with six buildings totaling 46,600 square feet. Variance No. 1827 was approved to exceed the On-site Advertising requirements of Section 19.4a of Ordinance 348 in the Riverside County Zoning Code for number, height and display area. The applicant requests approval of Tentative Parcel Map 36080 to divide the 4.81 net acres into six parcels for individual ownership with a common property management entity. The project has already received its entitlements under Conditional Use Permit No. 3504R1 and Variance No. 1827 and is not open to review. The public hearing is to make a recommendation for Tentative Parcel Map 36080 only.

**ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS:**

<b>Location</b>	<b>Current Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning</b>
<b>Subject Property</b>	Vacant/Commercial Center Approved	Commercial Retail (CR)	Scenic Highway Commercial (C-P-S)
<b>North</b>	Commercial Center	Commercial Retail (CR)	Scenic Highway Commercial (C-P-S)
<b>South</b>	Vacant	Commercial Retail (CR)	Scenic Highway Commercial (C-P-S)
<b>East</b>	I-15	I-15	I-15
<b>West</b>	Commercial Center	Commercial Retail (CR)	Scenic Highway Commercial (C-P-S)

**DISCUSSION:**

The proposed subdivision complies with the development criteria of the Zoning Code and General Plan and applicable state laws. The map will create six separate lots on 4.81 net acres. The lots will range from 0.57 acres to 1.05 acres, as shown below. There is not a minimum lot area requirement in the Scenic Highway Commercial zone.

<b>Parcel No.</b>	<b>Area</b>
1	1.05 acres
2	0.60 acres
3	0.76 acres
4	0.57 acres
5	0.91 acres
6	0.92 acres
Total	4.81 acres

The Tentative Parcel Map only allows for the division of land and does not authorize any improvements to the land. 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 are attached in the Resolution.

The proposed subdivision has been conditioned to provide CC&Rs (Covenants, Conditions, and Restrictions). The CC&Rs must meet the approval of the Planning Director and City Attorney prior to map recordation. The CC&Rs must

include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities.

**FINDINGS:**

- 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 six-lot subdivision of a 5.27 gross acre site will result in a FAR between 0.20 and 0.35 per lot as specified in the General Plan land use element for the Commercial Retail designation*

- 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 physically suitable for the type and proposed density of development proposed by the tentative map as noted in finding A and because the Conditions of Approval prepared for CUP No. 3504R1 and associated applications shall remain in effect and be enforced. The development of the site was approved under CUP No. 3504R1. Conditions have been added regarding Tentative Parcel Map 36080 such as a requirement for Covenants, Conditions, and Restrictions (CC&Rs) to include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities.*

- 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 design of the subdivision and proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The initial study and Mitigated Negative Declaration prepared for CUP No. 3504R1 indicated that the project as mitigated would not have a significant effect on the environment.*

- 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.

*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.*

## **ENVIRONMENTAL ASSESSMENT:**

The Riverside County Board of Supervisors adopted a Mitigated Negative Declaration with mitigation provided within the conditions of approval on April 22, 2008 for Environmental Assessment No. 42604 in conjunction with the approval of Conditional Use Permit No. 3504, Revised Permit No. 1 and Variance No. 1827 and a Notice of Determination was filed in accordance with CEQA requirements. There has been no legal challenge brought against the project or the environmental determination. The Planning Commission has reviewed the Mitigated Negative Declaration and Initial Study previously approved for the project in light of applicant's submittal of Tentative Parcel Map 36080. The Planning Commission has concluded that Tentative Parcel Map 36080 is subsidiary and implementing approval or permit contemplated under the larger project and that Tentative Parcel Map 36080 complies with the City's Zoning Ordinance, Subdivision Ordinance, and all other applicable standards. The Planning Commission finds that Tentative Parcel Map 36080 will not result in an increase or intensity of the project and will not result in project changes that were not previously analyzed under the approved Mitigated Declaration. As such,

Tentative Parcel Map 36080 and any effects it may have on the environment, fall within the scope of and were analyzed under the previously approved Mitigated Negative Declaration for the project. Furthermore, based on the Planning Department's staff's knowledge of the project and surrounding developments, the Planning Commission concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the Planning Commission has not been presented any information contrary to this conclusion nor any information from which it could be fairly argued that Tentative Parcel Map 36080 involves new significant effects on the environment or substantially increases the severity of a previously identified effect. Based thereon, the Planning Commission makes the following findings in accordance with CEQA Guidelines Section 15162:

- A. Tentative Parcel Map 36080 does not propose substantial changes to Conditional Use Permit No. 3504, Revised Permit No. 1 and Variance No. 1827 that would require major revisions to the existing Mitigated Negative Declaration;
- B. No substantial changes have occurred in the circumstances under which Conditional Use Permit No. 3504, Revised Permit No. 1 and Variance No. 1827 or Tentative Parcel Map 36080 is being undertaken that would require major revisions to the Mitigated Negative Declaration; and
- C. No new information has been presented from which it may be fairly argued that Tentative Parcel Map 36080 may involve a new significant environmental effect, or a substantial increase in the severity of previously identified significant effects, or demonstrating that a mitigation measure previously found to be infeasible is now feasible.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

- A. Resolutions with Conditions of Approval
- B. Vicinity Map
- C. Tentative Parcel Map
- D. County of Riverside CUP 03504R1 Approval and Conditions

Approved by:

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Gary Wayne  
Planning Director

**ATTACHMENT A**

RESOLUTION 08-\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING TENTATIVE PARCEL MAP NO. 36080 TO SUBDIVIDE 4.81 ACRES INTO SIX COMMERCIAL LOTS LOCATED SOUTH OF CLINTON KEITH ROAD, EAST OF HIDDEN SPRINGS ROAD, AND WEST OF INTERSTATE 15 AND KNOWN AS ASSESSORS PARCEL NUMBER 380-110-039 and 380-230-001**

**WHEREAS**, David Horenstein representing, DH Wildomar, LLC, filed Tentative Parcel Map No. 36080 on September 23, 2008 in a manner in accord with the City of Wildomar General Plan and Zoning Code;

**WHEREAS**, the Planning Commission, at a regularly scheduled meeting, considered the Project and environmental review on December 17, 2008, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter;

**WHEREAS**, at the conclusion of the Commission hearing and after due consideration of the testimony, the Commission conditionally approved the Application subject to and based upon the findings set forth hereunder;

**WHEREAS**, that the above recitations are true and correct and are hereby incorporated by reference.

**NOW THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF WILDOMAR HEREBY RESOLVES AS FOLLOWS:**

**Section 1. Findings.** The Planning Commission, in approving the Project hereby makes the following findings as required by the City of Wildomar Municipal Code:

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 six-lot subdivision of a 5.27 gross acre site will result in a FAR between 0.20 and 0.35 per lot as specified in the General Plan land use element for the Commercial Retail*

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 physically suitable for the type and proposed density of development proposed by the tentative map as noted in finding A and because the Conditions of Approval prepared for CUP No. 3504R1 and associated applications shall remain in effect and be enforced. The development of the site was approved under CUP No. 3504R1. Conditions have been added regarding Tentative Parcel Map 36080 such as a requirement for Covenants, Conditions, and Restrictions (CC&Rs) to include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities*

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 design of the subdivision and proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The initial study and Mitigated Negative Declaration prepared for CUP No. 3504R1 indicated that the project as mitigated would not have a significant effect on the environment.*

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.

*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 2. Environmental Compliance.** The Riverside County Board of Supervisors adopted a Mitigated Negative Declaration with mitigation provided within the conditions of approval on April 22, 2008 for Environmental Assessment No. 42604 in conjunction with the approval of Conditional Use Permit No. 3504, Revised Permit No. 1 and Variance No. 1827 and a Notice of Determination was filed in accordance with CEQA requirements. There has been no legal challenge brought against the project or the environmental determination. The Planning Commission has reviewed the Mitigated Negative Declaration and Initial Study previously approved for the project in light of applicant's submittal of Tentative Parcel Map 36080. The Planning Commission has concluded that Tentative Parcel Map 36080 is subsidiary and implementing approval or permit contemplated under the larger project and that Tentative Parcel Map 36080 complies with the City's Zoning Ordinance, Subdivision Ordinance, and all other applicable standards. The Planning Commission finds that Tentative Parcel Map 36080 will not result in an increase or intensity of the project and will not result in project changes that were not previously analyzed under the approved Mitigated Declaration. As such, Tentative Parcel Map 36080 and any effects it may have on the environment, fall within the scope of and were analyzed under the previously approved Mitigated Negative Declaration for the project. Furthermore, based on the Planning Department's staff's knowledge of the project and surrounding developments, the Planning Commission concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the Planning Commission has not been presented any information contrary to this conclusion nor any information from which it could be fairly argued that Tentative Parcel Map 36080 involves new significant effects on the environment or substantially increases the severity of a previously identified effect. Based thereon, the Planning Commission makes the following findings in accordance with CEQA Guidelines Section 15162:

A. Tentative Parcel Map 36080 does not propose substantial changes to Conditional Use Permit No. 3504, Revised Permit No. 1 and Variance No. 1827 that would require major revisions to the existing Mitigated Negative Declaration;

B. No substantial changes have occurred in the circumstances under which Conditional Use Permit No. 3504, Revised Permit No. 1 and Variance No.

1827 or Tentative Parcel Map 36080 is being undertaken that would require major revisions to the Mitigated Negative Declaration; and

C. No new information has been presented from which it may be fairly argued that Tentative Parcel Map 36080 may involve a new significant environmental effect, or a substantial increase in the severity of previously identified significant effects, or demonstrating that a mitigation measure previously found to be infeasible is now feasible.

**Section 3. Conditions.** The Planning Commission of the City of Wildomar approves Tentative Parcel Map No. 36080 to subdivide 4.81 acres into 6 commercial lots, for all of the foregoing reasons and subject to the project specific conditions set forth on Attachment A, attached hereto, and incorporated herein by this reference together with any and all other necessary conditions that may be deemed necessary.

**Section 4. PASSED, APPROVED, AND ADOPTED** by the City of Wildomar Planning Commission this 17th day of December, 2008.

**ATTEST:**

\_\_\_\_\_  
Sheryll Schroeder, City Clerk

\_\_\_\_\_  
Robert Devine, Chairman

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Tom 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. 08-\_\_\_ was duly adopted by the Planning Commission of the City of Wildomar at a special first meeting thereof, held on the 17th day of December, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Sheryll Schroeder, City Clerk

## Conditions of Approval for PM36080

**10. EVERY. 001**  
GENERAL CONDITIONS

**MAP-PROJECT  
DESCRIPTION**

Status:  
**INEFFECT**

Conditions:  
**Informational**

Within 30 days of the date of this approval Tentative Parcel Map 36080 to divide the 4.81 net acres into six parcels for individual ownership with a common property management entity.

**10. EVERY. 002**  
GENERAL CONDITIONS

**USE - HOLD  
HARMLESS**

Status:  
**INEFFECT**

Conditions:  
**Informational**

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 resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and the applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

**10. PLANNING 001**  
GENERAL CONDITIONS

**MAP-CONDITONS**

Status:  
**INEFFECT**

Conditions:  
**Within 30 days**

Within 30 days of the date of this approval, the applicant shall submit in writing that all conditions of approval have been read and are understood.

**10. PLANNING 002**  
GENERAL CONDITIONS

**MAP-COMPLIANCE**

Status:  
**RECOMMND**

Conditions:  
**Informational**

The tentative subdivision shall comply with the State of California Subdivision Map Act and to all the requirements of Ordinance No. 460, unless modified by the conditions listed below.

**10. PLANNING 003**  
GENERAL CONDITIONS

**MAP-PHASING PLAN**

Status:  
**RECOMMND**

Conditions:  
**Informational**

If Subdivision phasing is proposed, a phasing plan shall be submitted to and approved by the Planning Director.

**10. PLANNING 004**  
GENERAL CONDITIONS

**MAP-  
ENVIRONMENTAL**

Status:  
**RECOMMND**

Conditions:  
**Informational**

The applicant shall comply with all conditions and mitigation measures associated with Conditional Use Permit No. 03504R1 and Variance No. 1827 and the Mitigated Negative Declaration adopted as Environmental Assessment No. 41604.

<b>10. ENGINEERING 001</b> GENERAL CONDITIONS	<b>MAP-ACCESS</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
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Where phasing of on-site improvements is authorized by the City Planner, two access points to public rights-of-way shall be provided. Improvements shall be full width drive aisles as shown on the underlying approved plot plan.

<b>20. PLANNING 001</b> PRIOR TO MAP RECORDATION	<b>MAP- CC&amp;R's</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
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The developer/owner shall submit CC&R's and appropriate review fee to cover review time to the City of Wildomar Planning Department for review and approval. The CC&Rs shall include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities. Once reviewed and approved by the City, the CC&R's shall be recorded and shall not be amended without prior City approval.

<b>20. ENGINEERING 002</b> PRIOR TO MAP RECORDATION	<b>MAP-CUP03504R1</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
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Applicant shall complete to the satisfaction of the City Planner and City Engineer all conditions set forth in CUP03504R1 and associated applications as approved by the County of

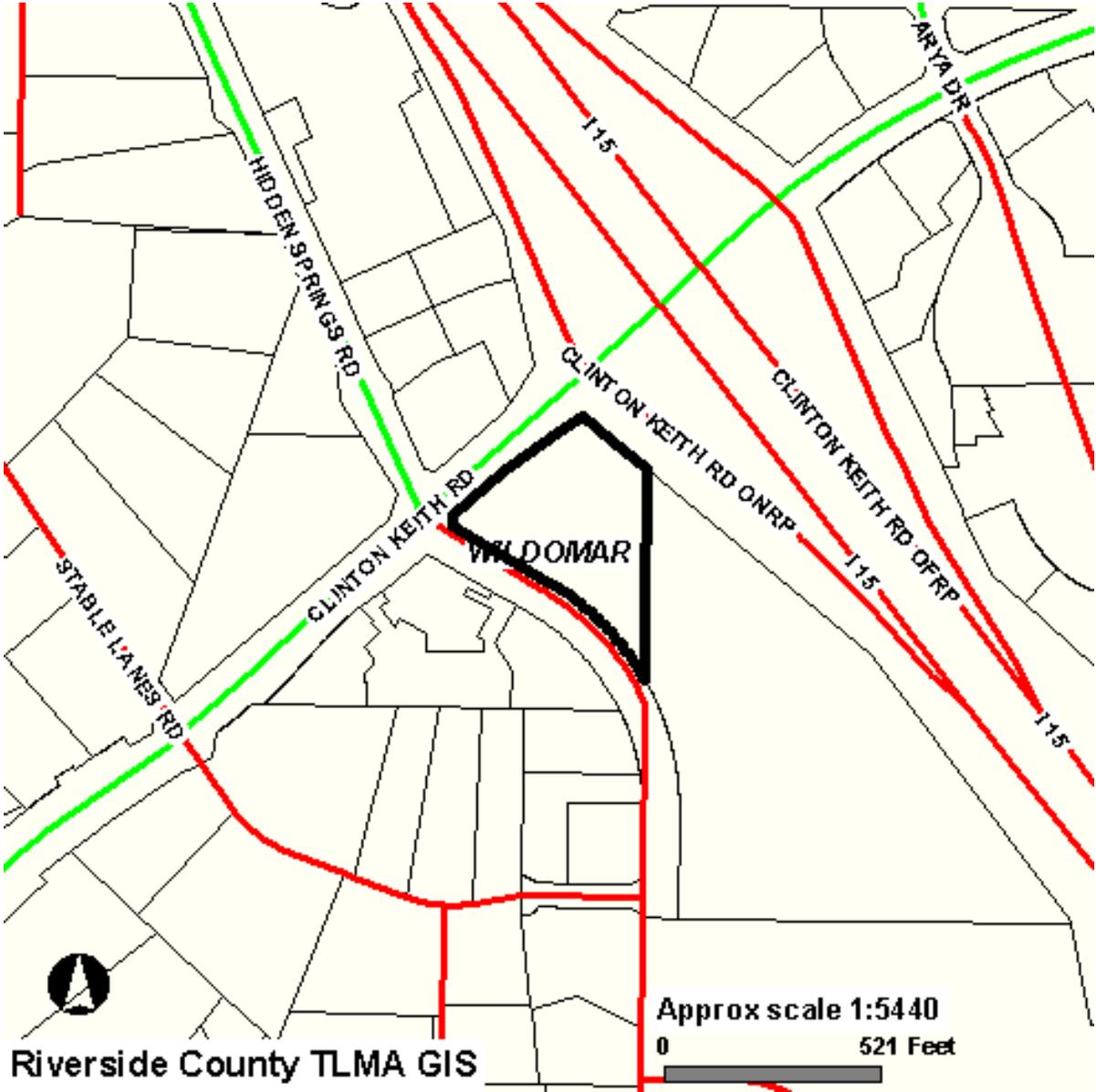
<b>20. ENGINEERING 003</b> PRIOR TO MAP RECORDATION	<b>MAP-DEDICATION</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
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All rights-of-way shown on the tentative map to be dedicated by separate instrument shall be dedicated and recorded prior to the recordation of the final map or shall be dedicated on the final map.

<b>20. ENGINEERING 004</b> PRIOR TO MAP RECORDATION	<b>MAP-EASEMENTS</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
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Applicant shall provide cross access easements for all parcels or provide evidence that a business owner's association has been formed for all parcels with association rules providing for the common use of the parking areas and drive aisles

**ATTACHMENT B**



Riverside County TLMA GIS

Approx scale 1:5440  
0 521 Feet

Selected parcel(s):  
380-110-039

- 
- 

**\*IMPORTANT\***  
 This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

**ATTACHMENT C**



**ATTACHMENT D**

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

817B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 14, 2008

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3504, REVISED PERMIT NO. 1 / VARIANCE NO. 1827 (FTA NO. 2007-28) – MITIGATED NEGATIVE DECLARATION – Applicant: DH Holdings – Engineer / Representative: David Horenstein - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Retail) – Location: Southerly of Clinton Keith Road, easterly of Hidden Springs Road, westerly of Interstate 15 – 4.81 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Revised Permit to the Conditional Use Permit is a request to expand an approved, 2.96 net acres, three building, 23,000 square feet Commercial Center, which was approved on May 8<sup>th</sup>, 2007 under Conditional Use Permit No. 3504, to a Commercial Center that will include an additional 1.85 acres for a total of 4.81 net acres, six buildings, comprising 46,600 square feet. The Variance is a request to exceed the On-site Advertising requirements as outlined in Section 19.4a of Ordinance No. 348 for number, height and display area.

**RECOMMENDED MOTION:**

**THE PLANNING DEPARTMENT RECOMMENDS:**

  
\_\_\_\_\_  
Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/14/08  
Departmental Conference

Dep't Recomm.:  Consent  
Per Exec. Ofc.:  Consent  
 Policy  
 Policy

Prev. Agn. Ref. 15.2 - 4/8/08

District: First

Agenda Number:

15.1

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3504, REVISED PERMIT NO. 1 / VARIANCE NO.

1827 (FTA NO. 2007-28)

April 14, 2008

Page 2 of 2

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41604**, based on the findings incorporated in the initial study and the conclusions that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3504, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1827**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ADOPTION of a FINDING OF PUBLIC NECESSITY AND CONVENIENCE**

That the Board of Supervisors, based on the findings below, make a determination of Public Convenience and Necessity so that another new license to allow the sale beer and wine for off-premises consumption, at the southeast intersection of the Interstate 15 freeway and Clinton Keith Road, Riverside County Assessor's Parcel Number: 380-110-039, in the First Supervisorial District, may be issued for Mateo's Wine and Deli Shop. Furthermore, that the State Department of Alcoholic Beverage Control be directed to place a restriction of the license limiting it to beer and wine only for off-premises consumption.



## Conditions of Approval for CUP03504R1

<b>10. EVERY 001</b> GENERAL CONDITIONS	<b>USE - PROJECT DESCRIPTION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10. EVERY 002</b> GENERAL CONDITIONS	<b>USE - HOLD HARMLESS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10. EVERY 003</b> GENERAL CONDITIONS	<b>USE - DEFINITIONS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>

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]

<b>10. EVERY 004</b> GENERAL CONDITIONS	<b>USE - 90 DAYS TO PROTEST</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.BS GRADE 001</b> GENERAL CONDITIONS	<b>USE -GIN INTRODUCTION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.BS GRADE 003</b> GENERAL CONDITIONS	<b>USE-G1.2 OBEY ALL GDG REGS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.BS GRADE 004</b> GENERAL CONDITIONS	<b>USE-G1.3 DISTURBS NEED G/PMT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

<b>10.BS GRADE 005</b> GENERAL CONDITIONS	<b>USE-G1.6 DUST CONTROL</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.BS GRADE 006</b> GENERAL CONDITIONS	<b>USE-G2.3SLOPE EROS CL PLAN</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.BS GRADE 007</b> GENERAL CONDITIONS	<b>USE-G2.5 2:1 MAX SLOPE RATIO</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.</p>			
<b>10.BS GRADE 008</b> GENERAL CONDITIONS	<b>USE-G2.6SLOPE STABL'TY ANLYS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.BS GRADE 009</b> GENERAL CONDITIONS	<b>USE-G2.7DRNAGE DESIGN Q100</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>All grading and drainage shall be designed in accordance with Riverside County Flood Control &amp; 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 &amp; Water Conservation District.</p>			

<b>10.BS GRADE 010</b> GENERAL CONDITIONS	<b>USE-G2.8MINIMUM DRNAGE GRADE</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.			
<b>10.BS GRADE 011</b> GENERAL CONDITIONS	<b>USE-G2.9DRNAGE &amp; TERRACING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".			
<b>10.BS GRADE 012</b> GENERAL CONDITIONS	<b>USE-G2.10 SLOPE SETBACKS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.			
<b>10.BS GRADE 013</b> GENERAL CONDITIONS	<b>USE-G2.23 OFFST. PAVED PKG</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.			
<b>10.BS GRADE 014</b> GENERAL CONDITIONS	<b>USE-G.3.1NO B/PMT W/O G/PMT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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.			
<b>10.BS GRADE 015</b> GENERAL CONDITIONS	<b>USE-G3.3RETAINING WALLS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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.			
<b>10.BS GRADE 016</b>	<b>USE-G3.4CRIB/RETAIN'G</b>	<b>Status:</b>	<b>Conditions:</b>

GENERAL CONDITIONS	WALLS	INEFFECT	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>			
<b>10.BS GRADE 017</b> GENERAL CONDITIONS	USE-G4.1E-CL 4:1 OR STEEPER	Status: INEFFECT	Conditions: Informational
<p>Plant &amp; 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 &amp; Safety Department's Erosion Control Specialist.</p>			
<b>10.BS GRADE 018</b> 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>			
<b>10.BS GRADE 019</b> 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>			
<b>10.BS GRADE 020</b> GENERAL CONDITIONS	USE-G1.4 NPDES/SWPPP	Status: INEFFECT	Conditions: Informational
<p>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</p>			

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

<b>10.FIRE 001</b> GENERAL CONDITIONS	<b>USE-#50-BLUE DOT REFLECTOR</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.FIRE 002</b> GENERAL CONDITIONS	<b>USE-#01A - SHELL/FPE/COMM.</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.FIRE 003</b> GENERAL CONDITIONS	<b>USE-#04-HIGH PILE/RACK STORAGE</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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).</p>			
<b>10.FIRE 004</b> GENERAL CONDITIONS	<b>USE-#23-MIN REQ FIRE FLOW</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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 VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.</p>			

<b>10.FIRE 005</b> GENERAL CONDITIONS	<b>USE-#31-ON/OFF NOT LOOPED  HYD</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.FIRE 006</b> GENERAL CONDITIONS	<b>USE-#89-RAPID HAZMAT BOX</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.FLOOD RI 001</b> GENERAL CONDITIONS	<b>USE FLOOD HAZARD REPORT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			

<b>10.FLOOD RI 004</b> GENERAL CONDITIONS	<b>USE 100 YR SUMP OUTLET</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.FLOOD RI 005</b> GENERAL CONDITIONS	<b>USE PERP DRAINAGE PATTERNS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.FLOOD RI 006</b> GENERAL CONDITIONS	<b>USE COORDINATE DRAINAGE DESIGN</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.FLOOD RI 010</b> GENERAL CONDITIONS	<b>USE INCREASED RUNOFF</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.FLOOD RI 011</b> GENERAL CONDITIONS	<b>USE INCREASED RUNOFF CRITERIA</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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;</p>			

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.

<b>10.FLOOD RI 014</b> GENERAL CONDITIONS	<b>XXU SUBMIT FINAL WQMP</b> <b>&gt;PRELIM</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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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](http://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.

<b>10.FLOOD RI 015</b> GENERAL CONDITIONS	<b>USE WQMP ESTABL MAINT ENTITY</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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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.

<b>10.PLANNING 001</b> GENERAL CONDITIONS	<b>USE - COMPLY WITH ORD./CODES</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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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]

<b>10.PLANNING 002</b> GENERAL CONDITIONS	<b>USE - FEES FOR REVIEW</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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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.

**10.PLANNING 003**  
GENERAL CONDITIONS

**USE - LIGHTING  
HOODED/DIRECTED**

Status:  
**INEFFECT**

Conditions:  
**Informational**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

**10.PLANNING 004**  
GENERAL CONDITIONS

**USE - COLORS & MATERIALS**

Status:  
**INEFFECT**

Conditions:  
**Informational**

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M, dated 2/15/08.

**10.PLANNING 006**  
GENERAL CONDITIONS

**USE - HOURS OF OPERATION**

Status:  
**INEFFECT**

Conditions:  
**Informational**

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 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**

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]

**10.PLANNING 008**  
GENERAL CONDITIONS

**USE - LIMIT ON SIGNAGE**

Status:  
**INEFFECT**

Conditions:  
**Informational**

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.

<b>10.PLANNING 009</b> GENERAL CONDITIONS	<b>USE - NO OUTDOOR ADVERTISING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.PLANNING 011</b> GENERAL CONDITIONS	<b>USE - PHASES ALLOWED</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.PLANNING 012</b> GENERAL CONDITIONS	<b>USE - PHASE BY NEW PERMIT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.PLANNING 013</b> GENERAL CONDITIONS	<b>USE - LANDSCAPE SPECIES</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.PLANNING 017</b> GENERAL CONDITIONS	<b>USE - RECLAIMED WATER</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>The permit holder shall connect to a reclaimed water supply for landscape watering</p>			

purposes when secondary or reclaimed water is made available to the site.

<b>10.PLANNING 019</b> GENERAL CONDITIONS	<b>USE - NO RESIDENT OCCUPANCY</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.PLANNING 021</b> GENERAL CONDITIONS	<b>USE - EXTERIOR NOISE LEVELS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.PLANNING 023</b> GENERAL CONDITIONS	<b>USE - VIABLE LANDSCAPING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.</p>			
<b>10.PLANNING 025</b> GENERAL CONDITIONS	<b>USE - CAUSES FOR REVOCATION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.PLANNING 026</b> GENERAL CONDITIONS	<b>USE - CEASED OPERATIONS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			

<b>10.PLANNING 031</b> GENERAL CONDITIONS	<b>USE - MT PALOMAR LIGHTING AREA</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.PLANNING 033</b> GENERAL CONDITIONS	<b>USE - ORD 810 O S FEE (1)</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.PLANNING 038</b> GENERAL CONDITIONS	<b>USE - BUSINESS LICENSING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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 <a href="http://www.rctlma.org.buslic">www.rctlma.org.buslic</a>.</p>			
<b>10.PLANNING 039</b> GENERAL CONDITIONS	<b>USE - GEO 1938</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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</p>			

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.

<b>10.PLANNING 040</b> GENERAL CONDITIONS	<b>MAP - IF HUMAN REMAINS FOUND</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.PLANNING 041</b> GENERAL CONDITIONS	<b>MAP - INADVERTENT ARCHAEO FIND</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>

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.

<b>10.PLANNING 042</b> GENERAL CONDITIONS	<b>USE - NO SECOND FLOOR</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>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.</p>			
<b>10.PLANNING 043</b> GENERAL CONDITIONS	<b>USE - MAINTAIN LICENSING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<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>			
<b>10.PLANNING 044</b> GENERAL CONDITIONS	<b>USE - ABC20 OFF SALE BEER/WINE</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
<p>OFF SALE BEER &amp; 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 &amp; Deli Shop.</p>			
<b>10.PLANNING 047</b> GENERAL CONDITIONS	<b>USE - VIABLE LANDSCAPING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>

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 milestone 90 condition entitled "USE - LANDSCP/IRRIG INSTALL INS."

<b>10.PLANNING 048</b> GENERAL CONDITIONS	<b>USE - LANDSCAPING REVIEW/COMPL</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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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.

<b>10.TRANS 001</b> GENERAL CONDITIONS	<b>USE - TS/CONDITIONS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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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.

<b>10.TRANS 006</b> GENERAL CONDITIONS	<b>USE - STD INTRO 3(ORD 460/461)</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Informational</b>
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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.

<b>60.BS GRADE 004</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE-G2.7DRNAGE DESIGN          Q100</b>	<b>Status:          IINEFFECT</b>	<b>Conditions:          Outstanding</b>
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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.

<b>60.BS GRADE 006</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE-G2.14OFFSITE GDG ONUS</b>	<b>Status:          IINEFFECT</b>	<b>Conditions:          Outstanding</b>
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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.

<b>60.BS GRADE 007</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE-G2.15NOTRD OFFSITE LTR</b>	<b>Status:          IINEFFECT</b>	<b>Conditions:          Outstanding</b>
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A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

<b>60.BS GRADE 009</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE-G1.4 NPDES/SWPPP</b>	<b>Status:          IINEFFECT</b>	<b>Conditions:          Outstanding</b>
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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.

<b>60.BS GRADE 010</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE IMPORT/EXPORT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>60.EPD 001</b> PRIOR TO GRADING PRMT ISSUANCE	<b>EPD - 30 DAY BURROWING          OWL SUR</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>60.EPD 002</b> PRIOR TO GRADING PRMT ISSUANCE	<b>- BIOLOGICAL MONITOR</b>	<b>Status:</b> <b>MET</b>	<b>Conditions:</b> <b>Satisfied</b>
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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.

<b>60.EPD 003</b> PRIOR TO GRADING PRMT ISSUANCE	<b>- RIPARIAN FLAGGING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>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.</p>			
<b>60.FLOOD RI 002</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE SUBMIT PLANS</b>	<b>Status:</b> <b>MET</b>	<b>Conditions:</b> <b>Satisfied</b>
<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>			
<b>60.FLOOD RI 003</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE EROS CNTRL AFTER RGH          GRAD</b>	<b>Status:</b> <b>MET</b>	<b>Conditions:</b> <b>Satisfied</b>
<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>			
<b>60.FLOOD RI 004</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE OFFSITE EASE OR          REDESIGN</b>	<b>Status:</b> <b>MET</b>	<b>Conditions:</b> <b>Satisfied</b>
<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>			
<b>60.FLOOD RI 005</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE WRITTEN PERM FOR          GRADING</b>	<b>Status:</b> <b>MET</b>	<b>Conditions:</b> <b>Satisfied</b>
<p>Written permission shall be obtained from the affected property owner(s) allowing the</p>			

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.

**60.FLOOD RI 008**  
PRIOR TO GRADING PRMT  
ISSUANCE

**USE MURRIETA 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.

**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.

<b>60.PLANNING 009</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE - SKR FEE CONDITION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>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 &amp; 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>			
<b>60.PLANNING 013</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE - FEE STATUS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>60.PLANNING 014</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE - SECTION 1601/1603 PERMIT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>60.PLANNING 015</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE - SECTION 404 PERMIT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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</p>			

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.

**60.PLANNING 016**  
PRIOR TO GRADING PRMT  
ISSUANCE

**MAP - PALEONTOLOGIST  
REQUIRED**

**Status:  
MET**

**Conditions:  
Satisfied**

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.

<b>60.PLANNING 018</b> PRIOR TO GRADING PRMT ISSUANCE	<b>MAP* - NATIVE AM. MONITORING</b>	<b>Status: MET</b>	<b>Conditions: Satisfied</b>
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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. 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.

<b>60.PLANNING 019</b> PRIOR TO GRADING PRMT ISSUANCE	<b>MAP - ARCHAEOLOGIST RETAINED</b>	<b>Status: MET</b>	<b>Conditions: Satisfied</b>
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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 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.

<b>60.PLANNING 020</b> PRIOR TO GRADING PRMT ISSUANCE	<b>MAP- CULTURAL RES. DISP. AG.</b>	<b>Status: MET</b>	<b>Conditions: Satisfied</b>
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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 the Soboba Band of Luiseno Indians for proper treatment and disposition, upon submittal of the Phase IV Archaeological Monitoring Report by the Project Archaeologist.

<b>60.TRANS 001</b> PRIOR TO GRADING PRMT ISSUANCE	<b>USE - TRANSPORTATION          CLEARANCE</b>	<b>Status:          INEFFECT</b>	<b>Conditions:          Outstanding</b>
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A clearance from the Transportation Department is required prior to the issuance of a grading permit.

<b>70.EPD 001</b> PRIOR TO GRADING FINAL INSPECT	<b>- BIO MONITOR DOCUMENT</b>	<b>Status:          INEFFECT</b>	<b>Conditions:          Outstanding</b>
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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.

<b>80.BS GRADE 001</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE* -G3.1NO B/PMT W/O          G/PMT</b>	<b>Status:          INEFFECT</b>	<b>Conditions:          Outstanding</b>
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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.

<b>80.E HEALTH 001</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE -WATER/SEWER WILL          SERVE</b>	<b>Status:          MET</b>	<b>Conditions:          Satisfied</b>
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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.

<b>80.FIRE 001</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE-#17A-BLDG PLAN CHECK \$</b>	<b>Status:          INEFFECT</b>	<b>Conditions:          Outstanding</b>
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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.

<b>80.FIRE 002</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE-#4-WATER PLANS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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."

<b>80.FLOOD RI 002</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE SUBMIT PLANS</b>	<b>Status:</b> <b>MET</b>	<b>Conditions:</b> <b>Satisfied</b>
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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.

<b>80.FLOOD RI 004</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE NURRIETA VALLEY ADP</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>80.FLOOD RI 005</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE SUBMIT FINAL WQMP</b>	<b>Status:</b> <b>MET</b>	<b>Conditions:</b> <b>Satisfied</b>
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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.

<b>80.PLANNING 018</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - SCHOOL MITIGATION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>Impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.</p>			
<b>80.PLANNING 021</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - LIGHTING PLANS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>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.</p>			
<b>80.PLANNING 023</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - FEE STATUS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>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.</p>			
<b>80.PLANNING 024</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - FENCING PLAN REQUIRED</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>

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]

<b>80.PLANNING 025</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - SAFETY FENCE (1)</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>80.PLANNING 031</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - LANDSCAPING SECURITIES</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>80.PLANNING 032</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - LANDSCAPE INSPECTION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>80.PLANNING 033</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - LANDSCAPE PLOT PLAN APPR</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>

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

<b>80.PLANNING 034</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - PARKING/LNDSCPNG PLAN</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>80.TRANS 001</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - TS/DESIGN</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>80.TRANS 002</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - TS/GEOMETRICS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>80.TRANS 004</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - CALTRANS ENCRCHMNT PRMT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>80.TRANS 008</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - STREETLIGHTS - L&amp;LMD</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>The project proponent shall submit to the Transportation Department L&amp;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>			
<b>80.TRANS 011</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - R &amp; B B D</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>80.TRANS 013</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - MAP CORNER CUT-BACK I</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>80.TRANS 017</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - STREETLIGHT PLAN 1</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>80.TRANS 018</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - LANDSCAPING          COMM/IND</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>

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 Watterlund, Transportation Department at (951) 955-6829.

<b>80.TRANS 019</b> PRIOR TO BLDG PRMT ISSUANCE	<b>USE - TUMF</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.BS GRADE 001</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE*G4.3PAVING INSPECTIONS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.</p>			
<b>90.E HEALTH 001</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - HAZMAT BUS PLAN</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.E HEALTH 002</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - HAZMAT REVIEW</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.E HEALTH 003</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - HAZMAT CONTACT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

<b>90.FIRE 001</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE-#45-FIRE LANES</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.FIRE 002</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE-#12A-SPRINKLER SYSTEM</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>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</p>			
<b>90.FIRE 003</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE-#27-EXTINGUISHERS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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 Department for proper placement of equipment prior to installation.</p>			
<b>90.FLOOD RI 002</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE BMP - EDUCATION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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 <a href="http://www.floodcontrol.co.riverside.ca.us">www.floodcontrol.co.riverside.ca.us</a>, e-mail <a href="mailto:fcnpdes@co.riverside.ca.us">fcnpdes@co.riverside.ca.us</a>, or the toll free</p>			

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.

<b>90.FLOOD RI 003</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE IMPLEMENT WQMP</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>90.PLANNING 003</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - PARKING PAVING MATERIAL</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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]

<b>90.PLANNING 004</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - ACCESSIBLE PARKING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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]

<b>90.PLANNING 006</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - LOADING SPACES</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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 &amp; 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>			
<b>90.PLANNING 007</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - COMPACT PARKING SPACES</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.PLANNING 008</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - ROOF EQUIPMENT SHIELDING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.</p>			
<b>90.PLANNING 010</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - INSTALL BIKE RACKS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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 &amp; 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>			
<b>90.PLANNING 011</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - UTILITIES UNDERGROUND</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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</p>			

that utility.

<b>90.PLANNING 012</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - SPECIMEN TREES REQUIRED</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.PLANNING 013</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - CURBS ALONG PLANTERS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.PLANNING 016</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - TRASH ENCLOSURES</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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 &amp; 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>			
<b>90.PLANNING 021</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - REMOVE OUTDOOR ADVERTISE</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<p>All existing outdoor advertising displays, signs or billboards shall be removed.</p>			
<b>90.PLANNING 022</b>	<b>USE - WALL &amp; FENCE</b>	<b>Status:</b>	<b>Conditions:</b>

<p>PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>LOCATIONS</b></p>	<p><b>INEFFECT</b></p>	<p><b>Outstanding</b></p>
<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>			
<p><b>90.PLANNING 023</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - PHASES MUST BE COMPLETE</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>
<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>			
<p><b>90.PLANNING 026</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - SKR FEE CONDITION</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>
<p>prior 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 &amp; 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>			
<p><b>90.PLANNING 027</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - CONDITION COMPLIANCE</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>
<p>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.</p>			
<p><b>90.PLANNING 030</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - ORD 810 O S FEE (2)</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>

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.

<b>90.PLANNING 031</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - ORD NO. 659 (DIF)</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>90.PLANNING 034</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - PALEO MONITORING REPORT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>90.PLANNING 035</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - SAFETY FENCE (2)</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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]

<b>90.PLANNING 036</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - WASTE MGT. CLEARANCE (2)</b>	<b>Status: INEFFECT</b>	<b>Conditions: Outstanding</b>
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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.

<b>90.PLANNING 037</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - LNDSCLPE/IRRIG INSTALL</b>	<b>Status: INEFFECT</b>	<b>Conditions: Outstanding</b>
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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.

<b>90.PLANNING 038</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - COMPLY W/ LNDSCLP/IRR PLN</b>	<b>Status: INEFFECT</b>	<b>Conditions: Outstanding</b>
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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 - LNDSCLP/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.

<b>90.PLANNING 040</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - ARCHO MONITORING REPORT</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.TRANS 001</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - TS/INSTALLATION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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>			
<b>90.TRANS 002</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - IMPROVEMENTS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
<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 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:</p>			

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

<b>90.TRANS 003</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - IMP PLANS</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>90.TRANS 005</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - CALTRANS 1</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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The project proponent shall comply with the Caltrans recommendations.

<b>90.TRANS 006</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - SIGNING &amp; STRIPING</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>90.TRANS 009</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE STREETLIGHT AUTHORIZATION</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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.

<b>90.TRANS 010</b> PRIOR TO BLDG FINAL INSPECTION	<b>USE - STREET LIGHTS INSTALL</b>	<b>Status:</b> <b>INEFFECT</b>	<b>Conditions:</b> <b>Outstanding</b>
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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).

<p><b>90.TRANS 012</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - UTILITY PLAN</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>
<p>Electrical power, telephone, communication, treet 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.</p>			
<p><b>90.TRANS 013</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - UTILITY INSTALL</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>
<p>lectrical 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.</p>			
<p><b>90.TRANS 014</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - LANDSCAPING COMM/IND</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>
<p>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.</p>			
<p><b>90.TRANS 015</b> PRIOR TO BLDG FINAL INSPECTION</p>	<p><b>USE - ST DESIGN/IMP CONCEPT</b></p>	<p>Status: <b>INEFFECT</b></p>	<p>Conditions: <b>Outstanding</b></p>

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.

**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item 6B**  
**DISCUSSION/ACTION ITEM**  
**Meeting Date: December 17, 2008**

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**TO:** Chairman Devine, Members of the Planning Commission

**FROM:** Brad Evanson, Development Services

**SUBJECT:** Planning Application #08-0056 (Tentative Parcel Map PM36084), Jason Bohle, Combined Properties, Inc., Applicant: A request to subdivide a 2.75 net acre parcel into two lots within the General Commercial zone (C-1/C-P), generally located at the northeast corner of Clinton Keith Road and Palomar Street

APN: 380-130-017

**STAFF REPORT**

**RECOMMENDATION:**

It is recommended that the Planning Commission approve Tentative Parcel Map 36084 subject to the conditions in the attached Resolution.

**BACKGROUND:**

The project site is located at the northeast corner of Clinton Keith Road and Palomar Street. The property is zoned General Commercial (C-1/C-P) and has a land use designation of Commercial Retail (CR). Plot Plan No. PP17015 was approved by the County of Riverside on February 6, 2006 for the development of the Shops at Bear Creek. The original permit was for the development of a 17,272 square foot pharmacy and 9,950 square feet of multi-tenant retail space, on a 2.75 net acre parcel. The pharmacy was completed and is currently operating as a Rite-Aid. The multi-tenant spaces were recently completed. The applicant requests approval of Tentative Parcel Map 36084 to divide the 2.75 net acres into two parcels for individual ownership with a common property management entity. As stated previously, Plot Plan No. PP17015 has been entitled and developed and is not open to review. The public hearing is to make a recommendation for Tentative Parcel Map 36084 only.

**ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS:**

Location	Current Use	General Plan Land Use Designation	Zoning
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<b>Subject Property</b>	Commercial Center	Commercial Retail (CR)	General Commercial (C-1/C-P)
<b>North</b>	Vacant/Commercial Center Construction	Commercial Retail (CR)	General Commercial (C-1/C-P)
<b>South</b>	Vacant	Commercial Retail (CR)	General Commercial (C-1/C-P) and Rural Residential (R-R)
<b>East</b>	Single Family Residential	Medium Density Residential (MDR)	One Family Dwelling (R-1)
<b>West</b>	Commercial Center	Commercial Retail (CR)	General Commercial (C-1/C-P S)

**DISCUSSION:**

The proposed subdivision complies with the development criteria of the Zoning Code and General Plan and applicable state laws. The map will create two separate lots on 2.75 net acres. Both lots will be 1.375 acres in size. There is not a minimum lot area requirement in the General Commercial zone.

The Tentative Parcel Map only allows for the division of land and does not authorize any improvements to the land. As noted previously, the entitlements for this center were conditionally approved and implemented by the County of Riverside. This subdivision does not amend or affect any of those conditions of approval. Additional conditions have been made by City departments as part of the review of the Tentative Parcel Map and are attached in the Resolution.

The proposed subdivision has been conditioned to provide CC&Rs (Covenants, Conditions, and Restrictions). The CC&Rs must meet the approval of the Planning Director and City Attorney prior to map recordation. The CC&Rs must include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities.

**FINDINGS:**

- 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 two-lot subdivision of a 3.02 gross acre site will result in a FAR between 0.20 and 0.35 per lot as specified in the General Plan land use element for the Commercial Retail designation*

- 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 physically suitable for the type and proposed density of development proposed by the tentative map as noted in finding A. Furthermore, the improvements conditionally approved by the County of Riverside in Plot Plan No. 17015 have been developed in accordance with said entitlements, and this subdivision proposes no modifications to any of the improvements or their conditions of approval. Conditions have been added regarding Tentative Parcel Map 36084 such as a requirement for Covenants, Conditions, and Restrictions (CC&Rs) to include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities.*

- 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 design of the subdivision and proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Being a subdivision of urbanized land that is currently developed and improved, this project is a Class 15 Categorical Exemption under the California Environmental Quality Act, and will not cause any adverse environmental impacts.*

- 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 improvements conditionally approved by the County of Riverside in Plot Plan No. 17015 have been developed in accordance with said entitlements, and this subdivision proposes no modifications to any of the improvements or their conditions of approval.*

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

*The design of the subdivision provides for future passive or natural heating or cooling opportunities. Riverside County staff reviewed the design of the development that has occurred on the project site and 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.*

#### **ENVIRONMENTAL ASSESSMENT:**

Additionally, the Planning Commission has concluded that Tentative Parcel Map 36084 complies with the City's Zoning Ordinance, Subdivision Ordinance, and all other applicable standards. The Planning Commission finds that Tentative Parcel Map 36084 will not result in an increase in intensity of the project. Furthermore, based on the Planning Department's staff's knowledge of the project and surrounding developments, the Planning Commission concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the Planning Commission has not been presented any information contrary to this conclusion nor any information from which it could be fairly argued that Tentative Parcel Map 36084 involves new significant effects on the environment or substantially increases the severity of a previously identified effect.

The County of Riverside conditionally approved Plot Plan No. 17015 on February 6, 2006 for the development of a 17,272 square foot pharmacy and a 9,950 square foot multi-tenant retail building. The improvements therein entitled have been constructed. The Guidelines for the California Environmental Quality Act state that, "...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," is considered to be a Class 15 Categorical Exemption. No further environmental review is needed. (CEQA Guidelines Sec. 15315).

**ALTERNATIVES:**

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

**ATTACHMENTS:**

- A. Resolutions with Conditions of Approval
- B. Vicinity Map
- C. Tentative Parcel Map

Approved by:

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Gary Wayne  
Planning Director

**ATTACHMENT A**

RESOLUTION 08-\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING TENTATIVE PARCEL MAP NO. 36084 TO SUBDIVIDE 2.75 ACRES INTO TWO COMMERCIAL LOTS LOCATED AT THE NORTHEAST CORNER OF CLINTON KEITH ROAD AND PALOMAR STREET AND KNOWN AS ASSESSORS PARCEL NUMBER 380-130-017**

**WHEREAS**, Jason Bohle August 25, 2008 in a manner in accord with the City of Wildomar General Plan and Zoning Code;

**WHEREAS**, the Planning Commission, at a regularly scheduled meeting, considered the Project and environmental review on December 17, 2008, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter;

**WHEREAS**, at the conclusion of the Commission hearing and after due consideration of the testimony, the Commission conditionally approved the Application subject to and based upon the findings set forth hereunder;

**WHEREAS**, that the above recitations are true and correct and are hereby incorporated by reference.

**NOW THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF WILDOMAR HEREBY RESOLVES AS FOLLOWS:**

**Section 1. Findings.** The Planning Commission, in approving the Project hereby makes the following findings as required by the City of Wildomar Municipal Code:

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 two-lot subdivision of a 3.02 gross acre site will result in a FAR between 0.20 and 0.35 per lot as specified in the General Plan land use element for the Commercial Retail designation*

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 physically suitable for the type and proposed density of development proposed by the tentative map as noted in finding A. Furthermore, the improvements conditionally approved by the County of Riverside in Plot Plan No. 17015 have been developed in accordance with said entitlements, and this subdivision proposes no modifications to any of the improvements or their conditions of approval. Conditions have been added regarding Tentative Parcel Map 36084 such as a requirement for Covenants, Conditions, and Restrictions (CC&Rs) to include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities.*

- 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 design of the subdivision and proposed improvements, with Conditions of Approval, will not likely cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Being a subdivision of urbanized land that is currently developed and improved, this project is a Class 15 Categorical Exemption under the California Environmental Quality Act, and will not cause any adverse environmental impacts.*

- 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 improvements conditionally approved by the County of Riverside in Plot Plan No. 17015 have been developed in accordance with said entitlements, and this subdivision proposes no modifications to any of the improvements or their conditions of approval.*

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

*The design of the subdivision provides for future passive or natural heating or cooling opportunities. Riverside County staff reviewed the design of the development that has occurred on the project site and 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 2. Environmental Compliance.** The County of Riverside conditionally approved Plot Plan No. 17015 on February 6, 2006 for the development of a 17,272 square foot pharmacy and a 9,950 square foot multi-tenant retail building. The improvements therein entitled have been constructed.

The Planning Commission has concluded that Tentative Parcel Map 36084 complies with the City's Zoning Ordinance, Subdivision Ordinance, and all other applicable standards. The Planning Commission has also determined that Tentative Parcel Map 36084 will not result in an increase in intensity of the project. Furthermore, based on the Planning Department's staff's knowledge of the project and surrounding developments, the Planning Commission concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the Planning Commission has not been presented any information contrary to this conclusion nor any information from which it could be fairly argued that Tentative Parcel Map 36084 involves new significant effects on the environment or substantially increases the severity of a previously identified effect.

The Guidelines for the California Environmental Quality Act state that, "...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," is considered to be a Class 15 Categorical Exemption. Based thereon, the Planning Commission finds that no further environmental review is needed.

**Section 3. Conditions.** The Planning Commission of the City of Wildomar approves Tentative Parcel Map No. 36084 to subdivide 2.75 acres into 2 commercial lots, for all of the foregoing reasons and subject to the project specific conditions set forth on Attachment A, attached hereto, and incorporated herein by this reference together with any and all other necessary conditions that may be deemed necessary.

**Section 4. PASSED, APPROVED, AND ADOPTED** by the City of Wildomar

Planning Commission this 17th day of December, 2008.

**ATTEST:**

\_\_\_\_\_  
Sheryll Schroeder, City Clerk

\_\_\_\_\_  
Robert Devine, Chairman

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Tom 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. 08-\_\_\_ was duly adopted by the Planning Commission of the City of Wildomar at a special first meeting thereof, held on the 17th day of December, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Sheryll Schroeder, City Clerk

## Conditions of Approval for PM36084

**10. EVERY. 001**  
GENERAL CONDITIONS

**MAP-PROJECT  
DESCRIPTION**

**Status:**  
**INEFFECT**

**Conditions:**  
**Informational**

Within 30 days of the date of this approval Tentative Parcel Map 36084 to divide the 2.75 net acres into two parcels for individual ownership with a common property management entity.

**10. EVERY. 002**  
GENERAL CONDITIONS

**USE - HOLD  
HARMLESS**

**Status:**  
**INEFFECT**

**Conditions:**  
**Informational**

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 resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and the applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

**10. PLANNING 001**  
GENERAL CONDITIONS

**MAP-CONDITONS**

**Status:**  
**INEFFECT**

**Conditions:**  
**Within 30 days**

Within 30 days of the date of this approval, the applicant shall submit in writing that all conditions of approval have been read and are understood.

**10. PLANNING 002**  
GENERAL CONDITIONS

**MAP-COMPLIANCE**

**Status:**  
**RECOMMND**

**Conditions:**  
**Informational**

The tentative subdivision shall comply with the State of California Subdivision Map Act and to all the requirements of Ordinance No. 460, unless modified by the conditions listed below.

**10. PLANNING 003**  
GENERAL CONDITIONS

**MAP-  
ENVIRONMENTAL**

**Status:**  
**RECOMMND**

**Conditions:**  
**Informational**

The applicant shall comply with all conditions and mitigation measures associated with Plot Plan No. 17015 and all related projects and permits.

<b>10. ENGINEERING 001</b> GENERAL CONDITIONS	<b>MAP-ACCESS</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
<p>Where phasing of on-site improvements is authorized by the City Planner, two access points to public rights-of-way shall be provided. Improvements shall be full width drive aisles as shown on the underlying approved plot plan.</p>			
<b>20. PLANNING 001</b> PRIOR TO MAP RECORDATION	<b>MAP- CC&amp;R's</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
<p>The developer/owner shall submit CC&amp;R's and appropriate review fee to cover review time to the City of Wildomar Planning Department for review and approval. The CC&amp;Rs shall include provisions for reciprocal access and parking, maintenance of common areas, landscaping, drive aisles, drainage, and other appurtenant facilities. Once reviewed and approved by the City, the CC&amp;R's shall be recorded and shall not be amended without prior City approval.</p>			
<b>20. ENGINEERING 001</b> PRIOR TO MAP RECORDATION	<b>MAP-DEDICATION</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
<p>All rights-of-way and/or easements shown on the tentative map to be dedicated by separate instrument shall be dedicated and recorded prior to the recordation of the final map or shall be dedicated on the final map.</p>			
<b>20. ENGINEERING 002</b> PRIOR TO MAP RECORDATION	<b>MAP-EASEMENTS</b>	Status: <b>RECOMMND</b>	Conditions: <b>Informational</b>
<p>Applicant shall provide cross access easements for all parcels or provide evidence that a business owner's association has been formed for all parcels with association rules providing for the common use of the parking areas and drive aisles</p>			

**ATTACHMENT B**



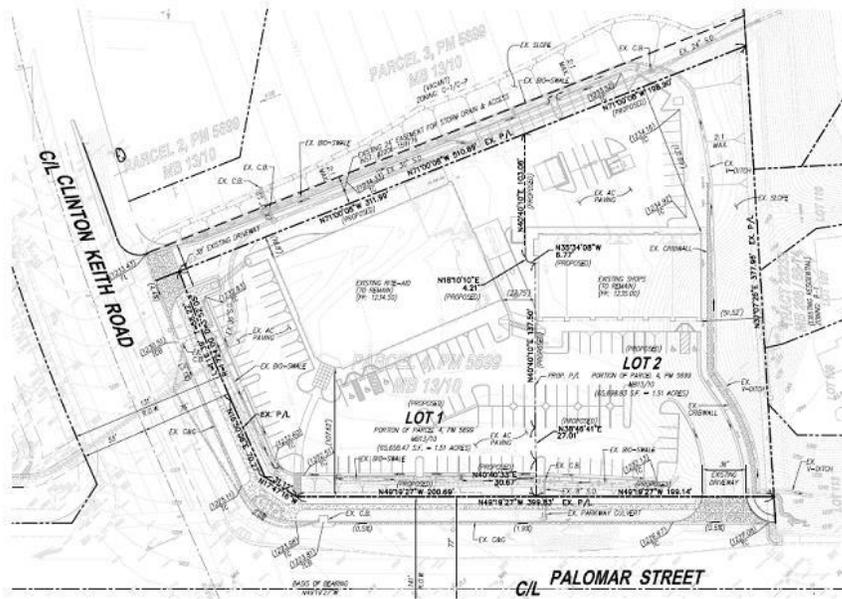
# ATTACHMENT C

# TENTATIVE PARCEL MAP NO. 36084

## SCHEDULE "E" PARCEL MAP

COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL 4, AS SHOWN ON PARCEL MAP NO. 5693, IN BOOK 13, PAGE 10 OF PARCEL MAPS RECORDS OF THE RECORDER, RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING IN THE LAGUNA RANCHO AND IN PROJECTED SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 WEST.



### LEGEND

---	PROPERTY LINE (L)
---	EXISTING CONTOUR
---	100'
---	EXISTING GRADING
---	BARBICUT LINE
---	FLOW LINE
---	EXISTING WALL
---	PROPOSED RETAINING WALL
---	PROPOSED CHANNEL/STORM WALL
---	STORM DRAIN
---	UNDERGROUND GAS LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND SEWER LINE
---	UNDERGROUND AIR/TELE LINE
---	ELECTRICAL LINE
---	BATH CHECK DRAIN
AC	ASPHALT CONCRETE
AD	BACKLASH SERVICE
BE	BRICK
BP	BRICK BOX
BR	BRICK WALL
CA	CANTONMENT
CC	CONCRETE
CD	CARPENTRY
CE	CEMENT
CF	CEMENT
CG	CEMENT
CH	CEMENT
CI	CEMENT
CJ	CEMENT
CK	CEMENT
CL	CEMENT
CM	CEMENT
CN	CEMENT
CO	CEMENT
CP	CEMENT
CQ	CEMENT
CR	CEMENT
CS	CEMENT
CT	CEMENT
CU	CEMENT
CV	CEMENT
CW	CEMENT
CX	CEMENT
CY	CEMENT
CZ	CEMENT
FL	PROPERTY LINE
FM	PARCEL MAP
FN	PAVING STAKE
FO	PAVING LINE ANGLE
FP	PAVING
FQ	PAVING
FR	PAVING
FS	PAVING
FT	PAVING
FU	PAVING
FV	PAVING
FW	PAVING
FX	PAVING
FY	PAVING
FZ	PAVING
GA	GAS
GB	GAS
GC	GAS
GD	GAS
GE	GAS
GF	GAS
GG	GAS
GH	GAS
GI	GAS
GJ	GAS
GK	GAS
GL	GAS
GM	GAS
GN	GAS
GO	GAS
GP	GAS
GQ	GAS
GR	GAS
GS	GAS
GT	GAS
GU	GAS
GV	GAS
GW	GAS
GX	GAS
GY	GAS
GZ	GAS
HA	HAZARDOUS WASTE
HB	HAZARDOUS WASTE
HC	HAZARDOUS WASTE
HD	HAZARDOUS WASTE
HE	HAZARDOUS WASTE
HF	HAZARDOUS WASTE
HG	HAZARDOUS WASTE
HH	HAZARDOUS WASTE
HI	HAZARDOUS WASTE
HJ	HAZARDOUS WASTE
HK	HAZARDOUS WASTE
HL	HAZARDOUS WASTE
HM	HAZARDOUS WASTE
HN	HAZARDOUS WASTE
HO	HAZARDOUS WASTE
HP	HAZARDOUS WASTE
HQ	HAZARDOUS WASTE
HR	HAZARDOUS WASTE
HS	HAZARDOUS WASTE
HT	HAZARDOUS WASTE
HU	HAZARDOUS WASTE
HV	HAZARDOUS WASTE
HW	HAZARDOUS WASTE
HX	HAZARDOUS WASTE
HY	HAZARDOUS WASTE
HZ	HAZARDOUS WASTE
IA	IRREGULAR
IB	IRREGULAR
IC	IRREGULAR
ID	IRREGULAR
IE	IRREGULAR
IF	IRREGULAR
IG	IRREGULAR
IH	IRREGULAR
II	IRREGULAR
IJ	IRREGULAR
IK	IRREGULAR
IL	IRREGULAR
IM	IRREGULAR
IN	IRREGULAR
IO	IRREGULAR
IP	IRREGULAR
IQ	IRREGULAR
IR	IRREGULAR
IS	IRREGULAR
IT	IRREGULAR
IU	IRREGULAR
IV	IRREGULAR
IW	IRREGULAR
IX	IRREGULAR
IY	IRREGULAR
IZ	IRREGULAR
JA	JOB
JB	JOB
JC	JOB
JD	JOB
JE	JOB
JF	JOB
JG	JOB
JH	JOB
JI	JOB
JJ	JOB
JK	JOB
JL	JOB
JM	JOB
JN	JOB
JO	JOB
JP	JOB
JQ	JOB
JR	JOB
JS	JOB
JT	JOB
JU	JOB
JV	JOB
JW	JOB
JX	JOB
JY	JOB
JZ	JOB
KA	KITCHEN
KB	KITCHEN
KC	KITCHEN
KD	KITCHEN
KE	KITCHEN
KF	KITCHEN
KG	KITCHEN
KH	KITCHEN
KI	KITCHEN
KJ	KITCHEN
KL	KITCHEN
KM	KITCHEN
KN	KITCHEN
KO	KITCHEN
KP	KITCHEN
KQ	KITCHEN
KR	KITCHEN
KS	KITCHEN
KT	KITCHEN
KU	KITCHEN
KV	KITCHEN
KW	KITCHEN
KX	KITCHEN
KY	KITCHEN
KZ	KITCHEN
LA	LAWN
LB	LAWN
LC	LAWN
LD	LAWN
LE	LAWN
LF	LAWN
LG	LAWN
LH	LAWN
LI	LAWN
LJ	LAWN
LK	LAWN
LL	LAWN
LM	LAWN
LN	LAWN
LO	LAWN
LP	LAWN
LQ	LAWN
LR	LAWN
LS	LAWN
LT	LAWN
LU	LAWN
LV	LAWN
LW	LAWN
LX	LAWN
LY	LAWN
LZ	LAWN
MA	MATERIAL
MB	MATERIAL
MC	MATERIAL
MD	MATERIAL
ME	MATERIAL
MF	MATERIAL
MG	MATERIAL
MH	MATERIAL
MI	MATERIAL
MJ	MATERIAL
MK	MATERIAL
ML	MATERIAL
MM	MATERIAL
MN	MATERIAL
MO	MATERIAL
MP	MATERIAL
MQ	MATERIAL
MR	MATERIAL
MS	MATERIAL
MT	MATERIAL
MU	MATERIAL
MV	MATERIAL
MW	MATERIAL
MX	MATERIAL
MY	MATERIAL
MZ	MATERIAL
NA	NATURAL
NB	NATURAL
NC	NATURAL
ND	NATURAL
NE	NATURAL
NF	NATURAL
NG	NATURAL
NH	NATURAL
NI	NATURAL
NJ	NATURAL
NK	NATURAL
NL	NATURAL
NM	NATURAL
NN	NATURAL
NO	NATURAL
NP	NATURAL
NQ	NATURAL
NR	NATURAL
NS	NATURAL
NT	NATURAL
NU	NATURAL
NV	NATURAL
NW	NATURAL
NX	NATURAL
NY	NATURAL
NZ	NATURAL
OA	OPEN AREA
OB	OPEN AREA
OC	OPEN AREA
OD	OPEN AREA
OE	OPEN AREA
OF	OPEN AREA
OG	OPEN AREA
OH	OPEN AREA
OI	OPEN AREA
OJ	OPEN AREA
OK	OPEN AREA
OL	OPEN AREA
OM	OPEN AREA
ON	OPEN AREA
OO	OPEN AREA
OP	OPEN AREA
OQ	OPEN AREA
OR	OPEN AREA
OS	OPEN AREA
OT	OPEN AREA
OU	OPEN AREA
OV	OPEN AREA
OW	OPEN AREA
OX	OPEN AREA
OY	OPEN AREA
OZ	OPEN AREA
PA	PARKING AREA
PB	PARKING AREA
PC	PARKING AREA
PD	PARKING AREA
PE	PARKING AREA
PF	PARKING AREA
PG	PARKING AREA
PH	PARKING AREA
PI	PARKING AREA
PJ	PARKING AREA
PK	PARKING AREA
PL	PARKING AREA
PM	PARKING AREA
PN	PARKING AREA
PO	PARKING AREA
PP	PARKING AREA
PQ	PARKING AREA
PR	PARKING AREA
PS	PARKING AREA
PT	PARKING AREA
PU	PARKING AREA
PV	PARKING AREA
PW	PARKING AREA
PX	PARKING AREA
PY	PARKING AREA
PZ	PARKING AREA
QA	QUANTITY
QB	QUANTITY
QC	QUANTITY
QD	QUANTITY
QE	QUANTITY
QF	QUANTITY
QG	QUANTITY
QH	QUANTITY
QI	QUANTITY
QJ	QUANTITY
QK	QUANTITY
QL	QUANTITY
QM	QUANTITY
QN	QUANTITY
QO	QUANTITY
QP	QUANTITY
QQ	QUANTITY
QR	QUANTITY
QS	QUANTITY
QT	QUANTITY
QU	QUANTITY
QV	QUANTITY
QW	QUANTITY
QX	QUANTITY
QY	QUANTITY
QZ	QUANTITY
RA	RAMP
RB	RAMP
RC	RAMP
RD	RAMP
RE	RAMP
RF	RAMP
RG	RAMP
RH	RAMP
RI	RAMP
RJ	RAMP
RK	RAMP
RL	RAMP
RM	RAMP
RN	RAMP
RO	RAMP
RP	RAMP
RQ	RAMP
RR	RAMP
RS	RAMP
RT	RAMP
RU	RAMP
RV	RAMP
RW	RAMP
RX	RAMP
RY	RAMP
RZ	RAMP
SA	SANITARY
SB	SANITARY
SC	SANITARY
SD	SANITARY
SE	SANITARY
SF	SANITARY
SG	SANITARY
SH	SANITARY
SI	SANITARY
SJ	SANITARY
SK	SANITARY
SL	SANITARY
SM	SANITARY
SN	SANITARY
SO	SANITARY
SP	SANITARY
SQ	SANITARY
SR	SANITARY
SS	SANITARY
ST	SANITARY
SU	SANITARY
SV	SANITARY
SW	SANITARY
SX	SANITARY
SY	SANITARY
SZ	SANITARY
TA	TERRACE
TB	TERRACE
TC	TERRACE
TD	TERRACE
TE	TERRACE
TF	TERRACE
TF	TERRACE
TG	TERRACE
TH	TERRACE
TI	TERRACE
TJ	TERRACE
TK	TERRACE
TL	TERRACE
TM	TERRACE
TN	TERRACE
TO	TERRACE
TP	TERRACE
TQ	TERRACE
TR	TERRACE
TS	TERRACE
TT	TERRACE
TU	TERRACE
TV	TERRACE
TW	TERRACE
TX	TERRACE
TY	TERRACE
TZ	TERRACE
UA	UTILITY AREA
UB	UTILITY AREA
UC	UTILITY AREA
UD	UTILITY AREA
UE	UTILITY AREA
UF	UTILITY AREA
UG	UTILITY AREA
UH	UTILITY AREA
UI	UTILITY AREA
UJ	UTILITY AREA
UK	UTILITY AREA
UL	UTILITY AREA
UM	UTILITY AREA
UN	UTILITY AREA
UO	UTILITY AREA
UP	UTILITY AREA
UQ	UTILITY AREA
UR	UTILITY AREA
US	UTILITY AREA
UT	UTILITY AREA
UU	UTILITY AREA
UV	UTILITY AREA
UW	UTILITY AREA
UX	UTILITY AREA
UY	UTILITY AREA
UZ	UTILITY AREA
VA	VALLEY
VB	VALLEY
VC	VALLEY
VD	VALLEY
VE	VALLEY
VF	VALLEY
VG	VALLEY
VH	VALLEY
VI	VALLEY
VJ	VALLEY
VK	VALLEY
VL	VALLEY
VM	VALLEY
VN	VALLEY
VO	VALLEY
VP	VALLEY
VQ	VALLEY
VR	VALLEY
VS	VALLEY
VT	VALLEY
VU	VALLEY
VV	VALLEY
VW	VALLEY
VX	VALLEY
VY	VALLEY
VZ	VALLEY
WA	WATER
WB	WATER
WC	WATER
WD	WATER
WE	WATER
WF	WATER
WG	WATER
WH	WATER
WI	WATER
WJ	WATER
WK	WATER
WL	WATER
WM	WATER
WN	WATER
WO	WATER
WP	WATER
WQ	WATER
WR	WATER
WS	WATER
WT	WATER
WU	WATER
WV	WATER
WW	WATER
WX	WATER
WY	WATER
WZ	WATER
XA	WOOD
XB	WOOD
XC	WOOD
XD	WOOD
XE	WOOD
XF	WOOD
XF	WOOD
XG	WOOD
XH	WOOD
XI	WOOD
XJ	WOOD
XK	WOOD
XL	WOOD
XM	WOOD
XN	WOOD
XO	WOOD
XP	WOOD
XQ	WOOD
XR</	