

ATTACHMENT C

**PC Resolution No. 14-11
Tentative Tract Map No. 36497**

PC RESOLUTION NO. 14-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36497 FOR THE SUBDIVISION OF APPROXIMATELY 24 ACRES INTO 67 PARCELS (INCLUDING APPROVAL OF MINOR DEVIATIONS IN ACCORDANCE WITH THE CITY'S RESIDENTIAL DESIGN GUIDELINES) SUBJECT TO CONDITIONS LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-280-004, 380-280-009, 380-280-010, 380-280-011 & 380-280-012)

WHEREAS, an application for Tentative Tract Map No. 36497 (Planning Application No. 12-0364) to subdivide 24 acres into 67 single family residential lots, including a private park has been filed by:

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| Applicant / Owner: | Lennar Homes of California |
| Authorized Agent: | Ms. Jarne Valdez, Project Manager, Lennar Homes |
| Project Location: | SWC of Elizabeth Lane and Prielipp Road |
| APN Number: | 380-280-004 and 380-280-009, 010, 011 & 012 |
| Lot Area: | 24 acres |

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Commission of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Tract Map No. 36497 for the Lennar Residential Project; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant with a copy of the Planning Department staff report and resolutions for Tentative Tract Map No. 36497 containing staff's recommendation to the Planning Commission at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, the proposed Tentative Tract Map No. 36497 for the Lennar Residential Project is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the Planning Director has determined that the proposed project may have one or more significant effects on the environment and that preparation of an Initial Study/Mitigated Negative Declaration was therefore warranted under Public Resources Code §21080(c); and

WHEREAS, after completion of an Initial Study, the Planning Director determined that it did not identify any potentially significant effects on the environment nor was there any substantial evidence from which it could be fairly argued that the project would have

a significant effect on the environment. Therefore, staff has recommended to the Planning Commission adoption of a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for this project; and

WHEREAS, the proposed Mitigated Negative Declaration consists of the following documents: Initial Study, Mitigated Negative Declaration, Mitigation Monitoring & Reporting Program, and applicable Technical Appendices; and

WHEREAS, on June 17, 2014, using a method required under CEQA Guidelines Section 15072, the City provided a Notice of Intent (NOI) to the Riverside County Clerk, the State Clearing (OPR), the Press Enterprise, a local newspaper of general circulation, and the City's local distribution list regarding the adoption of a proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the project; and

WHEREAS, On June 17, 2014, the revised/updated draft Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program was made available for public review for a period of not less than 30 days commencing on June 17, 2014 and concluding on July 16, 2014 as required by CEQA Guidelines §15087. Said document was posted in two public places for review at the following locations: 1) Wildomar City Hall, and 2) the City of Wildomar website; and

WHEREAS, during the 30-day public review period, the City received two (2) written comments concerning the revised/updated Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program; and

WHEREAS, in accordance with Government Code Sections 65090, 65353 and 65355, the City of Wildomar Planning Department, on August 6, 2014 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Tentative Tract Map No. 36497 would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Sections 65090, 65353 and 65355, the City of Wildomar Planning Department, on August 8, 2014 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Tract Map No. 36497 would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 65353, the City of Wildomar Planning Commission on August 20, 2014 held said public hearing at which time the Planning Commission received public testimony from interested persons in support of, or opposition to, the proposed Tentative Tract Map No. 36497.

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

SECTION 1. CEQA FINDINGS:

The approval of Tentative Tract Map No. 36497 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on August 20, 2014, at a duly noticed public hearing, the Planning Commission recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the project. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

SECTION 2. TENTATIVE TRACT MAP FINDINGS.

The Planning Commission, in light of the whole record before it including but not limited to the staff report, proposed Initial Study/Mitigated Negative Declaration, Mitigation Monitoring & Reporting Program and the Response to Comments (attached hereto as Exhibit 1, 2 and 3 to this Resolution), documents incorporated herein by reference, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, find and determines as follows:

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

Evidence: The proposed Tentative Tract Map No. 36497 is consistent with the City's General Plan in that the land use designation is intended to provide for single family detached and attached residences with a density range of 5 to 8 dwelling units per acre on lots that typically (not mandated) range in size from 4,000 to 6,500 square feet, with an average lot size of 6,000 square feet. In reviewing the applicant's development proposal, the project density is set at 5.92 units/acre. In addition, the lot sizes proposed under the tentative tract map range in size from 5,184 square feet to 19,198 square feet which exceeds the minimum standard. With an average lot size of 7,586 square feet, the proposed tract map is consistent with the General Plan. There is no specific plan governing this project. In terms of specific land use policies related to this project, the proposed tract map promotes (and is consistent with) the following residential land use policies:

LU 3.1 (Community Design) – "Accommodate land use development in accordance with the patterns and distribution of uses and density depicted on the General Plan Land Use map."

LU 6.1 (Land Use Compatibility) – "Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts."

LU12.6 (Circulation) - "Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use."

LU22.1 (Community Development) - "Accommodate the development of single and multi family residential units in areas appropriately designated by the General Plan and area plan land use maps. "

LU22.3 (Community Development) - "Require that adequate and available circulation facilities, water resources and sewer facilities exist to meet the demands of the proposed residential land use."

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

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

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

Evidence: The project site encompasses 24 acres. The tentative map proposes to subdivide the project area into 67 lots for single family residential development. The density allowed by the MHDR designation allows a density range of 5 to 8 dwelling units per acre which the project meets. In reviewing the applicant's tract map, the project density is 5.92 units/acre which meets the MHDR density requirements. The MHDR land use category also allows lots that typically (not mandated) range in size from 4,000 to 6,500 square feet. The proposed lot sizes under the tentative tract map range in size from 5,184 square feet to 19,198 square feet which meets this standard. The R-4 zone requires an average lot size of 6,000 square feet. The proposed tract map reflects an average lot size of 7,586 square feet which meets this standard. Therefore, the proposed tract map is physically suitable for the type and proposed density of development.

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

Evidence: The City prepared an Initial Study that resulted in the preparation, processing and review of an Initial Study/Mitigated Negative Declaration for Tentative Tract Map No. 36497. The IS/MND analyzed the environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The IS/MND was circulated for public review and made available for a 30-day public review period in accordance with CEQA law. A Determination of Biological

Equivalent or Superior Preservation (DBESP) analysis was prepared for this project and reviewed by the U.S. Fish and Wildlife Agency and the California Department of Fish and Wildlife. Both agencies concur with the analysis and recommended conditions outlined in the DBESP. Thus, it has been determined that the design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP) and DBESP. Therefore, the proposed tract map meets this finding.

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

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

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

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

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts PC Resolution No. 14-11 recommending City Council approval of Tentative Tract Map No. 36497 (Planning Application No. 12-0364) subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1, and approval of the tract map design variations as in accordance with the Countywide Design Standards and Guidelines¹ and Street Design Standards.

¹ Citation: *Countywide Design Standards and Guidelines, Adopted January 13, 2004; Page 2.*

PASSED, APPROVED AND ADOPTED this 20th day of August 2014, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Stan Smith
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Thomas D. Jex, City Attorney

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project Application: Tentative Tract Map No. 36497 (Planning Application No. 12-0364)

APN No.: 380-280-004 and 380-280-009, 010, 011 & 012

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| <u>Original Council Approval Date:</u> | <u>Expiration Date (Council Approval)</u> | | |
| TTM No. 36497: September 10, 2014 | TTM No. 36497: | September 10, 2017 | |
| <u>Conditions of Approval</u> | <u>Conditions of Approval</u> | <u>Conditions of Approval</u> | <u>Conditions of Approval</u> |

PLANNING DEPARTMENT CONDITIONS

General Conditions

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| 1. | In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The Notice shall include the required California Department of Fish and Game (Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the applicant) in the amount of \$2,206.25 . Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee is broken down as follows: a. California Department of Fish & Game = \$2,156.25; and b. Riverside County Clerk Administrative Fee = \$50.00 | Sept. 15, 2014 | Planning Department | Duplicate Condition with Plot Plan No. 12-0364 |
| 2. | The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department within seven (7) days of City Council approval. <hr/> Applicant Signature: _____ Date: _____ | Sept. 17, 2014 | Planning Department | |
| 3. | The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, | On-Going | Planning Department | |

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departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the 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. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of

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| | receipt of the invoice. Within fourteen (14) days of an Action being filed, applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action. | | | |
| 4. | Approval of Tentative Tract Map No. 36497 shall expire on September 10, 2017 (3 years after approval by the City Council) if the tract map has not been recorded. The applicant may submit a request for a one-year Extension of Time (EOT) with the Planning Department as permitted by Wildomar Subdivision Ordinance provided the written request is made within 45 days of the expiration date and accompanied by the required EOT application & fee. | July 28, 2017 | Planning Department | |
| 5. | Within 30 days of approval of Tentative Tract Map No. 36497 by the City Council, the applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final tract map. | October 10, 2014 | Planning Department | |
| 6. | The project shall be subdivided and developed in accordance with the tentative tract map and plot plan approved by the City Council on June 11, 2014. The applicant may request a modification/revision to the approved project as outlined in Section 16.12.210 & 16.12.220 of the Wildomar Subdivision Ordinance. | On-Going | Planning Department | |
| 7. | Tentative Tract Map No. 36497 shall not become effective until 30 days after the 2 nd reading of the proposed Change of Zone No. 12- | November 8, 2014 | | |

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| | 0364 by the City Council. No recordation of the final map shall occur until after this date. | | | |
| 8. | If human remains are encountered during grading activities, 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. | On-Going | Planning & Engineering Depts. | |
| 9. | 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 | On-Going | Planning & Engineering Depts. | |

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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 Pechanga and Soboba Band representatives 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.

CEQA/IS/MND Mitigation Measures

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| 10. | AES-1 Per Section 8.64.090 of the Wildomar Municipal Code, all exterior lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties. | Upon submittal of development plans for the proposed project | City of Wildomar Planning and Public Works Department | |
| 11. | BIO-1 The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities | The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant's construction | City of Wildomar Planning and Public Works Departments | |

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| <p>taking place have the potential to disturb or otherwise harm nesting birds. In the event that project grading is approved prior to completion of focused surveys for the Least Bell's Vireo (LBV), a 250 – 300 foot buffer shall be placed around any identified suitable habitat sites within the project site. No construction-related activities will occur within this buffer area during nesting season (January 15 – August 31). If construction activities occur during the nesting season, a biological monitor shall be required to be present at the project site until a focused survey has been completed. If the focused survey is completed with negative findings, then no further monitoring will be required. If LBV is observed during the focused survey, then a biological monitor shall be required to be present at the project site until all construction activities have been completed. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS. The exclusion zones shall remain in force until all young have fledged. Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. If construction activities or tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not required,</p> | <p>inspector shall monitor to ensure that measures are implemented during construction.</p> | | |
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| | no further studies are necessary, and no mitigation is required. | | | |
| 12. | BIO-2 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. The breeding period for burrowing owls is February 1 through August 31, with the peak being April 15 to July 15, the recommended survey window. Winter surveys may be conducted between September 1 and January 31. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo. | Thirty days prior to any vegetation removal or ground-disturbing activities | City of Wildomar Planning and Public Works Departments | |
| 13. | BIO-3 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist. If impacts on occupied burrows in the non-nesting | Prior to any vegetation removal or ground-disturbing activities | City of Wildomar Planning and Public Works Departments | |

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period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through noninvasive methods that the burrow is no longer occupied. Foraging habitat for relocated pairs shall be provided in accordance with guidelines provided by the CDFG (2012). If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to monitor the relocation.

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| | If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. | | | |
| 14. | BIO-4 The project applicant shall ensure there is no loss of the 1.88 acres of riparian habitat supported by the drainage feature identified by this document as Feature 1 (shown as Lot L on Figures 3a and 3b). The required conservation of the 1.88 acres of cottonwood-willow riparian forest plus the conservation of the 3.69 acres of adjacent upland habitat, will be accomplished by including a deed restriction on the combined 5.57 acre parcel itself, as well as by placing a deed restriction for all properties adjacent to the area of Feature 1 informing property owners of the status of the area as preserved lands. | Prior to project vegetation removal or ground-disturbing activities | City of Wildomar Planning and Public Works Departments | |
| 15. | BIO-5 A homeowners association of the project, or another entity designated by the project applicant and approved by the City, shall preserve and manage the conservation area required by BIO-4 in accordance with MSHCP requirements, as well as the applicable regulatory requirements of the CDFW, the USACE, and/or the State Water Resources Control Board. The preservation and management of the conservation area shall be subject to a Habitat Management Plan (HMP) prepared by a qualified biologist. In addition, the Habitat Management Plan shall be funded, developed and implemented by the applicant and/or the Home Owners Association ("HOA") of the completed project, and that Plan shall be submitted to the City for review and approval prior to any clearing and/or construction activity. | Prior to any clearing and/or construction activity. | City of Wildomar Planning and Public Works Departments | |

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project Application: Tentative Tract Map No. 36497 (Planning Application No. 12-0364)

APN No.: 380-280-004 and 380-280-009, 010, 011 & 012

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| <p>The Plan's preservation and management of the area shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> • Toxics: Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff. • Lighting: Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. • Noise: Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards. • Invasives: Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of | | | |
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| <p>development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features. MSHCP Table 6-2 has been included in Appendix E for reference purposes.</p> <ul style="list-style-type: none"> • Barriers: Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. • Drainage: Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. <ol style="list-style-type: none"> a. A qualified biologist shall meet with the landscape crew that will be responsible for the maintenance of the riparian area to discuss the plants that require removal. b. A qualified biologist will monitor the first two years of maintenance activities to ensure enhancement and | | | |
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| | <p>maintenance activities are adequate.</p> <p>c. A preconstruction nesting bird survey will be required prior to vegetation removal or ground-disturbing activities within 250 feet of the riparian vegetation.</p> <p>d. Trash, debris, and previous construction elements will be removed from the riparian area.</p> <p>e. In order to meet the DBESP requirement of an equivalent or superior preservation, the main drainage feature's riparian habitat will be enhanced. This enhancement area shall be contained within the entire 1.88 acres of riparian habitat on-site. Habitat enhancement will require the removal of non-native invasive species such as pampas grass (<i>Cortaderia selloana</i>), broadleaf cattail (<i>Typha latifolia</i>), and Mediterranean tamarisk (<i>Tamarix ramosissima</i>).</p> <p>f. Once construction of the project has been completed and the mechanism for maintaining the riparian area has been completed, the first year of habitat management will begin.</p> <p>g. The riparian area will be visited on four separate occasions throughout the first year to remove all non-native weedy species. Many weedy species emerge during different times of the year. Multiple site visits will ensure that all invasive plant species will be targeted. An annual monitoring survey and report shall be prepared to qualitatively assess the main drainage feature and estimate the amount of remaining non-native species. Following the first year of maintenance, non-</p> | | | |
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| | <p>native invasive plants should not exceed 5 percent vegetative cover.</p> <p>h. The second year of habitat management will require two separate site visits. Once the majority of the non-native invasive species have been removed, the likelihood of reoccurrence will be minimized and therefore, the number of necessary surveys is reduced. A second annual monitoring survey will be conducted in a similar fashion to the first year, documenting the estimated percentage of non-native invasive species coverage. Following the first year of maintenance, non-native invasive plants should not exceed 2 percent vegetative cover.</p> <hr/> <p>An annual report of findings will be established to document the performance of the applicant and/or the HOA in managing the open space area and will be sent to the City for review. The report will assess the project based on the performance standards as well as a qualitative assessment of the drainage feature with regard to improving existing site conditions</p> | | | |
| 16. | <p>BIO-6 The project applicant shall comply with the applicable requirements, if any, of CDFW, the USACE, and/or the State Water Resources Control Board with respect to both Feature 1 and Feature 2, and ensure that the project will result in no net loss of potential waters of the State and waters of the United States through impact avoidance. Evidence of compliance with this mitigation measure shall</p> | <p>Prior to any vegetation removal or ground-disturbing activities</p> | <p>City of Wildomar Planning and Public Works Departments</p> | |

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

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| | be provided prior to ground-disturbing or grading activities for the proposed project. | | | |
| 17. | BIO-7 Because the project will directly impact the 0.159 acre pond and swales that comprise Feature 2, the owner, developer, or successor in interest shall purchase mitigation credits in the amount of 0.419 acre. The purchase is anticipated from the Elsinore-Murrieta-Anza Resource Conservation District, but may be purchased from any other entity acceptable to the Regional Conservation Authority and the City of Wildomar. The purchased credits shall be for willow riparian habitat and shall be associated with land within the Murrieta Creek watershed. | Prior to any vegetation removal or ground-disturbing activities | City of Wildomar Planning and Public Works Departments | |
| 18. | BIO-8 The project applicant shall submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mitigation Fee Areas, including the MSHCP Mitigation Fee Area and the Stephens' Kangaroo Rat Mitigation Fee Area, as applicable. MSHCP mitigation fees are used to purchase off-site occupied habitat within the designated conservation areas to ensure the long-term conservation of coastal California gnatcatcher. Similarly, the Stephens Kangaroo Rat Mitigation Fee is also designed to generate funds to purchase off-site occupied habitat for Stephens' kangaroo rats in core conservation areas. | Prior to any vegetation removal or ground-disturbing activities | City of Wildomar Planning Department | |
| 19. | CUL-1 Prior to development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording in | As a condition of future development approval, and | City of Wildomar Building & Safety and Planning Departments | |

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project Application: Tentative Tract Map No. 36497 (Planning Application No. 12-0364)

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| | all construction contract documentation: If during grading or construction activities cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the Pechanga Tribe (Tribe). Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe determines the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2 and the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2 . | implemented during ground-disturbing construction activities | | |
| 20. | CUL-2 At least 30 days prior to seeking a grading permit, the project applicant(s) shall contact Pechanga Tribe to notify the Tribe of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; | Prior to the issuance of a grading permit | City of Wildomar Public Works and Planning Departments | |

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project Application: Tentative Tract Map No. 36497 (Planning Application No. 12-0364)

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| | and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit. | | | |
| 21. | CUL-3 Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. | As a condition of project approval, and implemented during ground-disturbing construction | City of Wildomar Public Works and Planning Departments | |
| 22. | CUL-4 All cultural materials, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by | As a condition of project approval, and implemented | City of Wildomar Public Works and | |

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

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| | mitigation measure CUL-2 , that are collected during the grading monitoring program and from any previous archeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility, which meets the standards set forth in 36 CFR Part 79 for federal repositories. | during ground-disturbing construction activities | Planning Departments | |
| 23. | CUL-5 All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the Pechanga Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. | As a condition of project approval, and implemented during ground-disturbing construction activities | City of Wildomar Public Works and Planning Departments | |
| 24. | CUL-6 Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery. The developer, the project archeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the | As a condition of future development approval, and implemented during ground-disturbing construction activities | City of Wildomar Public Works and Planning Departments | |

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| | mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique as defined by relevant state and local law, avoidance and mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. | | | |
| 25. | CUL-7 To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional archeologist shall monitor all construction activities that could potentially impact archaeological deposits and a qualified paleontologist shall monitor all construction activities that could potentially impact paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources. | As a condition of future development approval, and implemented during ground-disturbing construction activities | City of Wildomar Engineering and Planning Departments | |
| 26. | CUL-8 Prior to the issuance of a grading permit, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovery | Prior to the issuance of a grading permit | City of Wildomar Public Works and Planning Departments | |

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LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project Application: Tentative Tract Map No. 36497 (Planning Application No. 12-0364)

APN No.: 380-280-004 and 380-280-009, 010, 011 & 012

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| | paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of discovered resources. | | | |
| 27. | CUL-9 A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formational sediments of the sandstone member of the Pauba Formation (Qpfs) and the sandstone member of the Sandstone and Conglomerate of Wildomar (QTsw), of late Pliocene to middle Pleistocene age, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. | As a condition of future development approval, and implemented during ground-disturbing construction activities | City of Wildomar Public Works and Planning Departments | |

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| 28. | CUL-10 Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary. | As a condition of project approval, and implemented during ground-disturbing construction activities. | City of Wildomar Public Works and Planning Departments | |
| 29. | CUL-11 Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities. | As a condition of project approval, and implemented during ground-disturbing construction activities. | City of Wildomar Public Works and Planning Departments | |
| 30. | CUL-12 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to and accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place. | Following ground-disturbing activities, and implemented prior to the issuance of a building permit | City of Wildomar Public Works and Planning Departments | |
| 31. | GEO-1 Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the | Prior to the issuance of a | City of Wildomar Public Works and | |

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APN No.: 380-280-004 and 380-280-009, 010, 011 & 012

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| | recommendations of the geotechnical/soils reports as approved by the City of Wildomar. | grading permit | Planning Departments | |
| 32. | GEO-2 All grading shall conform to Chapter 15.12, Building Code, of the Wildomar Municipal Code, and all other relevant laws, rules, and regulations governing grading in Wildomar. Prior to commencing any grading that includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department. | Prior to the issuance of a grading permit | City of Wildomar Public Works and Planning Departments | |
| 33. | GEO-3 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 Chapter 15.12 of the Wildomar Municipal Code. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer. | The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction. | City of Wildomar Public Works and Planning Departments | |
| 34. | GEO-4 The project applicant shall retain a qualified corrosive soils engineer. The qualified corrosive soils engineer shall investigate the project site for corrosive soils, review all grading and | Prior to the issuance of a grading permit | City of Wildomar Planning and Building and Safety | |

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

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| | <p>construction/building plans and recommend mitigation measures which shall be implemented to minimize any potential impacts associated with the site's corrosive soils, including but not limited installation of sacrificial steel, an appropriate cementitious material cover (e.g., grout), surface coatings (e.g., epoxy, zinc, etc.), grout filled corrugated plastic sheath encapsulation, use of stainless steel or a combination of these or similar factors. Prior to issuance of the project's first building permit, the City Engineer shall review and approve the corrosive soils report, and if required, the project applicant shall modify the foundation design of the project's structures to take into account the recommendations in the corrosive soils report, with such revised foundation designs to be approved by the City Engineer</p> | | Departments | |
| 35. | <p>HAZ-1 In accordance with the defensible space program included in Appendix 8a, two defensible space zones shall be created and maintained by the Homeowner's Association (HOA) of the completed project. The Homeowner's Association's Conditions, Covenants, and Restrictions (CC&Rs) shall contain language requiring homeowners to be aware of, and to observe the management of, the two zones.</p> <p>The zones will include an Irrigated Zone "A" and a No/Low Fuel/Thinning Zone "B"</p> <p>Zone A will be located between the structures and Zone B. The formal Zone A will start at the end of the private lots and will be contained within a lettered lot under the control of the HOA. Zone A shall cleared of all natural vegetation and replanted with only approved plants listed</p> | As a condition of occupancy, and implemented prior to occupancy | City of Wildomar Building and Planning Departments | |

**ATTACHMENT C - EXHIBIT 1
LENNAR RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project Application: Tentative Tract Map No. 36497 (Planning Application No. 12-0364)

APN No.: 380-280-004 and 380-280-009, 010, 011 & 012

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on the approved plans (**Appendix 8a**) and in accordance with the spacing requirements of the same appendix. HOA CC&R documents will have language prohibiting the construction of combustible structures within Zone A. Home buyers shall be required to sign a disclosure indicating they are aware of the defensible space zone. Zone A area will be irrigated to keep the vegetation in a state of high fuel moisture year round.

Zone B will start at the end of Zone A and move outward away from the structures towards the native vegetation. Zone B shall be developed and maintained in one of three methods:

1. Cleared, permanently and replaced with a noncombustible cover such as a boulder blanket or rock outcropping to prevent erosion. Any vegetation that establishes in this area would be removed.
2. Vegetation replaced with surface covering such a wood chips, base or gravel. This area would be maintained free of vegetation.
3. Selective thinning of natural vegetation to ground coverage of 50% or less with all of the dead and downed materials removed annually. All seasonal grasses will be cut to a height of no greater than four inches (4") prior to the start of fire season but in no case could the height exceed eighteen inches (18") even when the plants are growing and still not capable of burning. No highly combustible plants will be permitted. Any highly combustible plants will be removed from the zone during the regular maintenance activities before they

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| | seed into the area. Native shrubs shall be maintained at a height no greater than twenty four inches (24") in height. | | | |
| 36. | HAZ-2 Homebuyers shall be required to sign a disclosure indicating that they have knowledge of and will comply with the defensible space zone within the proposed project. | As a condition of occupancy, and implemented prior to occupancy | City of Wildomar Building and Planning Departments | |
| 37. | HAZ-3 As recommended by the Fire Behavior Report created for the proposed project (Appendix 8a), a perimeter block wall/radiant heat wall shall be constructed when a fuel modification zone is not possible without offsite improvements. | As a condition of occupancy, and implemented prior to occupancy | City of Wildomar Building and Planning Departments | |
| 38. | HYD-1 Prior to the approval of the grading permit, the project applicant shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential off-site water quality impacts during construction phases are minimized. The SWPPP shall be submitted for review to the Regional Water Quality Control Board and to the City of Wildomar. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant will be required to submit, and obtain City Engineering approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit in order to comply | Prior to issuance of grading permit | City of Wildomar Public Works and Planning Department | |

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| | with the Areawide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the Water Quality Management Plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device. | | | |
| 39. | <p>NOI-1 Development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts:</p> <ul style="list-style-type: none"> • Construction equipment staging and storage areas shall be located as far from the residential land uses as possible. • All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer. • Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule. • A temporary noise barrier shall be erected along the project | During construction activities | City of Wildomar Building and Planning Departments | |

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| | boundaries during all construction activities. | | | |
| 40. | NOI-2 To meet the City exterior noise standard of 65 dBA CNEL, permanent noise control barriers with a height of 6 feet are required for lots that are adjacent to Prielipp Road, Elizabeth Lane, and Interstate 15. Table 12-2 indicates the height and location of the individual noise control barriers necessary for the project. The data in Table 12-2 is based on barrier locations at the boundary line of the subject lots, at the top of slope, between the adjacent roadway and exterior living area(s). It is important to note that the barriers' attenuation will be accomplished only if the referenced minimum height is based from the pad or the roadway elevation, whichever is the greater of the two. If the barrier is being constructed at a position where the starting elevation is less than the pad or adjacent roadway, the barrier's ultimate height will need to be adjusted to fit the aforementioned criteria. Where applicable, the barriers shall wrap around the ends of the dwelling units to prevent flanking of noise into the site. | Prior to the issuance of occupancy permits and during project operations | City of Wildomar Building and Planning Departments | |
| 41. | NOI-3 Because the projected first- and second-story interior noise impacts to the proposed project will have a range of approximately 42.7 to 53.6 dBA CNEL, when the windows are open, the interior City noise standard will be met with a "windows closed" condition and upgraded windows (Sound Transmission Class (STC) ≥ 25) and sliding glass doors. Due to this "windows closed" condition, all homes will require mechanical fresh air ventilation (i.e., air conditioning). | Prior to the issuance of occupancy permits and during project operations | City of Wildomar Building and Planning Departments | |

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| 42. | NOI-4 The project shall utilize upgraded windows (STC ≥ 25) for units facing Prielipp Road, Elizabeth Lane, and Interstate 15. All residential units will properly be mitigated through the implementation of a “windows closed” condition, which will necessitate mechanical ventilation (i.e., air conditioning) meeting UBC (Uniform Building Code) fresh air ventilation standards. | Prior to the issuance of occupancy permits and during project operations | City of Wildomar Building and Planning Departments | |
| 43. | NOI-5 A means of mechanical ventilation shall be implemented for the proposed project’s housing. The mechanical ventilation system shall be capable of providing two air changes per hour in habitable rooms with a minimum of 15 cubic feet per minute (7 liters per second) of outside air per occupant. The fresh air inlet duct shall be of sound-attenuating construction and shall consist of a minimum of 10 feet of straight or curved duct or 6 feet plus one sharp 90-degree bend. Attic vents facing adjacent roadways, if applicable, shall include an acoustical baffle, or the attic floor (including the access panel) shall be fully insulated to prevent vehicle noise intrusion. | Prior to the issuance of occupancy permits and during project operations | City of Wildomar Building and Planning Departments | |
| 44. | NOI-6 A “windows closed” condition shall be required to meet interior noise exposure standards for residential units facing Prielipp Road and Elizabeth Lane. To implement the “windows closed” condition, a means of mechanical ventilation is required to ensure satisfactory sound control and ventilation. For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal, and leaks/cracks shall be kept to a minimum. | Prior to the issuance of occupancy permits and during project operations | City of Wildomar Building and Planning Departments | |

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| 45. | PUB-1 Prior to issuance of any building permit, the project applicant shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance. | Prior to the issuance of a building permit | City of Wildomar Building and Planning Departments | |
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Prior to Final Map Approval / Recordation

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| 46. | Prior to the recordation of the final map for TTM 36388, a copy of the proposed Covenants, Conditions, and Restrictions (CC&R's) shall be submitted to the Planning Director and City Attorney for review. The CC&R's shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved with the permission of the City. The CC&R's shall be in the form and content approved by the planning director and city attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. | Prior to Final Map Approval | Planning Department | |
| 47. | Prior to recordation of the final Tract map, the applicant shall submit for Planning Department review and approval a comprehensive sign program for the proposed project area. | Prior to Recordation of Final Map | Planning Department | |
| 48. | Prior to the recordation of the final tract map for TPM 36497, or any subsequent final maps within the project area, the Applicant shall pay all fees in accordance with Zone A of the Southwest Road and Bridge | Prior to Recordation of | Planning & Building | |

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| | Benefit District. | Final Map | Depts. | |
| 49. | Prior to the recordation of the final tract map for TPM 36497, or any subsequent final maps within the project area, the applicant shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District. | Prior to Recordation of Final Map | Planning & Building Depts. | |

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Requirements/Conditions

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| 1. | The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result. | On-Going | Engineering Dept. | |
| 2. | No grading shall be performed without the prior issuance of a grading permit by the City. | On-Going | Engineering Dept. | |
| 3. | Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. | On-Going | Engineering Dept. | |
| 4. | The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. | On-Going | Engineering Dept. | |

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| 5. | The Developer shall provide evidence that environmental impacts and regulatory agency permits have been addressed prior to issuance of a haul permit or grading permit. | On-Going | Engineering Dept. | |
| 6. | The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer. | On-Going | Engineering Dept. | |
| 7. | The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary. | On-Going | Engineering Dept. | |
| 8. | Prior to first building permit for model homes, the developer shall design and construct a precise grading plan for model home lots and parking areas and design and construct the road improvements providing access to and from the model homes. | | | |
| 9. | All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department. | On-Going | Engineering Dept. | |
| 10. | All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued. | On-Going | Engineering Dept. | |
| 11. | Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. | On-Going | Engineering Dept. | |

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| 12. | Grading in excess of 199 cubic yards will require performance security to be posted with the City. | On-Going | Engineering Dept. | |
| 13. | All retaining walls shall require a separate permit from the Building Department. | On-Going | Building Dept. | |
| 14. | 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. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer. | On-Going | Engineering Dept. | |
| 15. | Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred. | On-Going | Engineering Dept. | |
| 16. | The developer shall annex into the City's Community Facility District (CFD 2013-1 Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD 2013-1 then the developer shall de-annex from said assessment/benefit district. | Prior to Map Recordation | Engineering Dept. | |

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| 17. | The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards. | On-Going | Engineering Dept. | |
| 18. | The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer. | On-Going | Engineering Dept. | |
| 19. | All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans. | On-Going | Engineering Dept. | |
| 20. | All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD. | On-Going | Engineering Dept. | |
| <u>Prior to Final Map Approval of Recordation of the Final Map</u> | | | | |
| 21. | Prior to final map approval, improvement plans shall be prepared, processed, approved and complete the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act. | Prior to Final Map Approval | Public Works Dept. | |

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| 22. | Prior to final map approval, legal descriptions and plats for offers of dedication and right of way vacation for street, drainage and utilities outside of the subdivision property shall be prepared and approved by the City Engineer. The legal descriptions shall be recorded for acceptance subject to improvement prior to issuance of the first building permit. | Prior to Final Map Approval and First Building Permit | Engineering Dept. | |
| 23. | Prior to Final Map approval, the developer shall dedicate, design and construct Prielipp Road. Right of way will be based on a 100' secondary, Standard No. 94, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. Pavement Section shall be based on a Traffic Index of 8.5. Improvements shall consist of the southerly half section of Prielipp Road from approved centerline, including slopes, deceleration lane and offsite transition(s). | Prior to Recordation of Final Map | Engineering Dept. | |
| 24. | Prior to Final Map approval, the developer shall dedicate, design and construct all appropriate offsite transition on Prielipp Road in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. Pavement Section shall be based on a Traffic Index of 8.5. | Prior to Recordation of Final Map | Engineering Dept. | |
| 25. | Prior to Final Map approval, the developer shall dedicate, design and construct Elizabeth Lane based on a 74' collector, Standard No. 103 A, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Pavement Section shall be based on a Traffic Index of 7.0. Improvements shall consist of the westerly half of Elizabeth Lane, from | Prior to Recordation of Final Map | Engineering Dept. | |

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| | approved centerline, including slopes, acceleration/deceleration lanes and off-site transitions. | | | |
| 26. | Prior to Final Map approval, the developer shall dedicate, design and construct all appropriate offsite transition on Elizabeth Lane in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. | Prior to Recordation of Final Map | Engineering Dept. | |
| 27. | Prior to Final Map approval, the developer shall dedicate, design and construct the offsite westerly half of Summer Dain Lane based on Standard No. 105 A, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. Pavement Section shall be based on a Traffic Index of 5.5. | Prior to Recordation of Final Map | Engineering Dept. | |
| 28. | Prior to Final Map approval, the developer shall dedicate, design and construct the interior streets based on a 56' local, Standard No. 105 A, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer. | Prior to Recordation of Final Map | Engineering Dept. | |
| 29. | Prior to Final Map approval, the developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer. | Prior to Recordation of Final Map | Engineering Dept. | |
| 30. | Prior to Final Map approval, the developer shall dedicate a public utility | Prior to | Engineering Dept. | |

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| | easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer. | Recordation of Final Map | | |
| 31. | Prior to Final Map approval, the developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer. | Prior to Recordation of Final Map | Engineering Dept. | |
| 32. | Prior to Final Map approval, the developer shall submit to the City Engineer traffic control plans along Prielipp Road and Elizabeth Lane to ensure the continued flow of traffic during construction. | Prior to Recordation of Final Map | Engineering Dept. | |
| 33. | Prior to Final Map approval, the developer shall execute a maintenance agreement for the stormwater quality control treatment devices as identified in the WQMP and for Lot I (Detention/Water Quality Basin) to the satisfaction of the City Engineer. | Prior to Recordation of Final Map | Engineering Dept. | |

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RIVERSIDE COUNTY FIRE DEPARTMENT

Prior to Recordation of Final Map

| | | | | |
|----|---|-----------------------------------|-----------------|--|
| 1. | <u>50.FIRE.999 MAPS-#46-WATER PLANS:</u> The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by local water company, the originals shall be presented to the Fire Department for signature. | Prior to Recordation of Final Map | Fire Department | |
| 2. | <u>50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUSTION:</u> ECS map must be stamped by Riverside County Surveyor with the following (Note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot. | Prior to Recordation of Final Map | Fire Department | |