



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: October 1, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Rancon Medical Office/Retail Project (PA No. 12-0053):

Planning Commission consideration for the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP), and approval of Parcel Map No. 36492 to subdivide 11.62 acres into 13 parcels, and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical, office and retail uses located at the southwest corner of Clinton Keith Road and Elizabeth Lane.

RECOMMENDATION:

The Planning Department recommends the Planning Commission take the following actions:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR PARCEL MAP NO. 36492 (PLANNING APPLICATION NO. 12-0053) TO SUBDIVIDE 11.62 ACRES INTO 13 PARCELS, AND PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 14-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36492 FOR THE SUBDIVISION OF 11.62 ACRES INTO 13 PARCELS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT SUBJECT TO CONDITIONS LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

Adopt a Resolution entitled:

PC RESOLUTION NO. 14-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE, AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

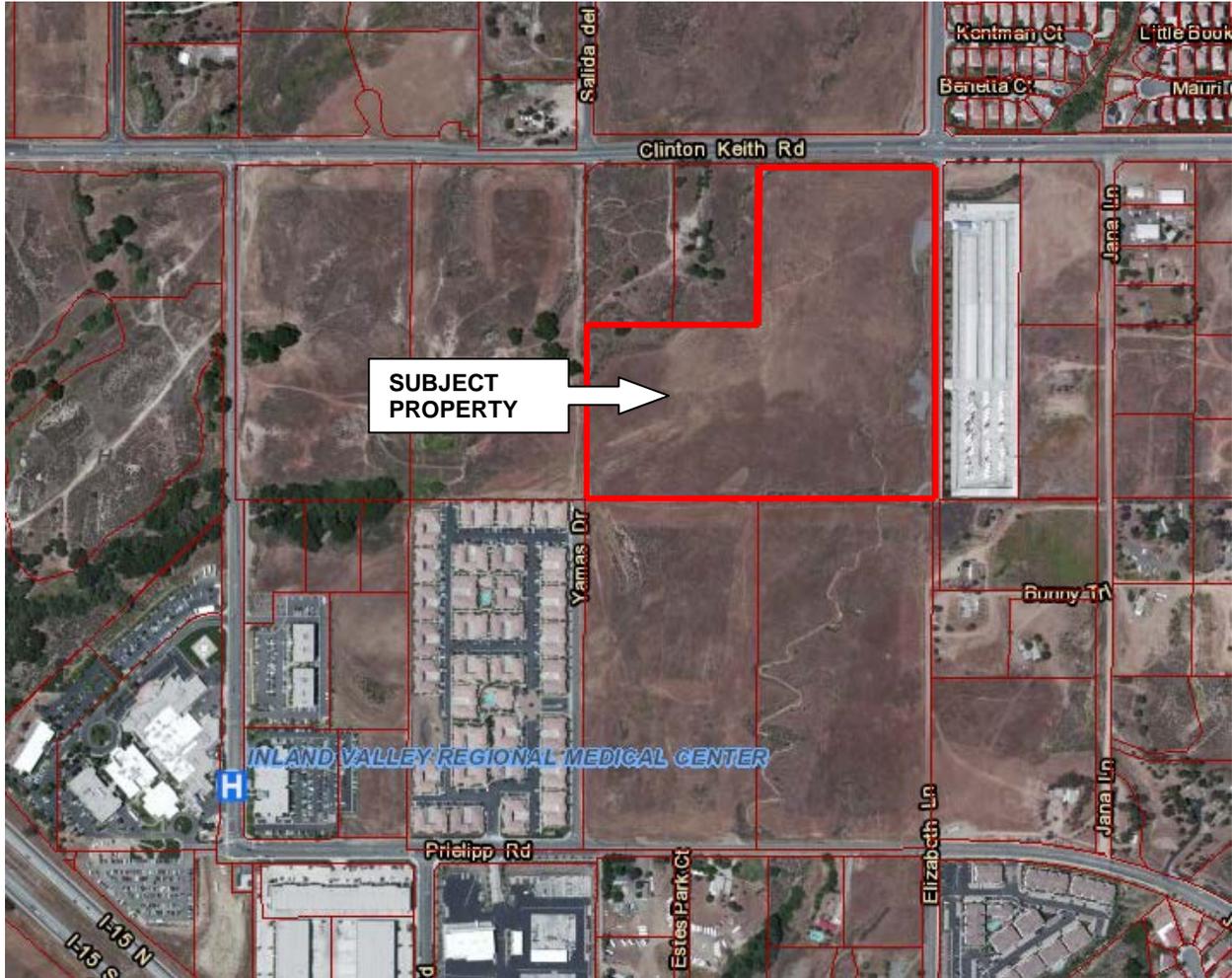
PROJECT DESCRIPTION

Parcel Map No. 36492 to subdivide 11.62 acres into 13 parcels, and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical, office and retail uses located at the southwest corner of Clinton Keith Road and Elizabeth Lane. A more detailed description of each application is provided in the following sections.

Project Location/Vicinity:

The project site encompasses approximately 11.62 acres and is located at the SWC of Clinton Keith Road and Elizabeth Lane. The site is currently vacant and is located in the southeast part of the city east of the Inland Valley hospital complex. The aerial photo on the following page shows the project site and surrounding area.

Vicinity/Location Map

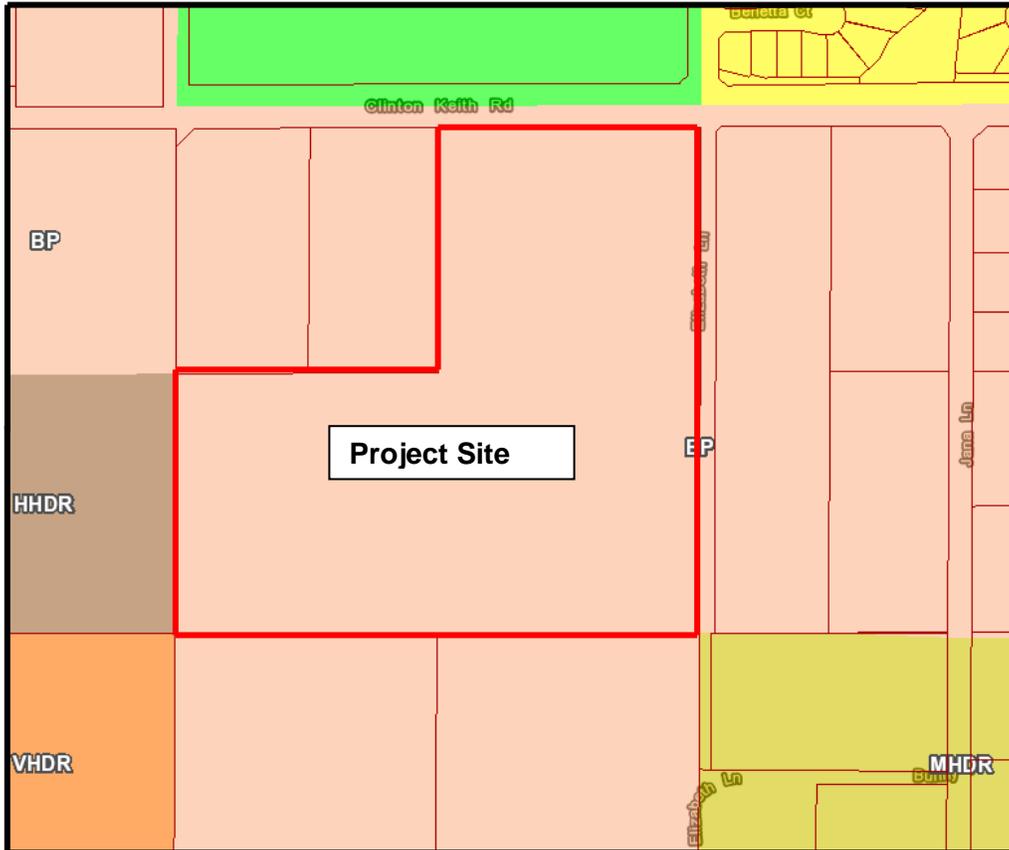


Surrounding Land Uses:

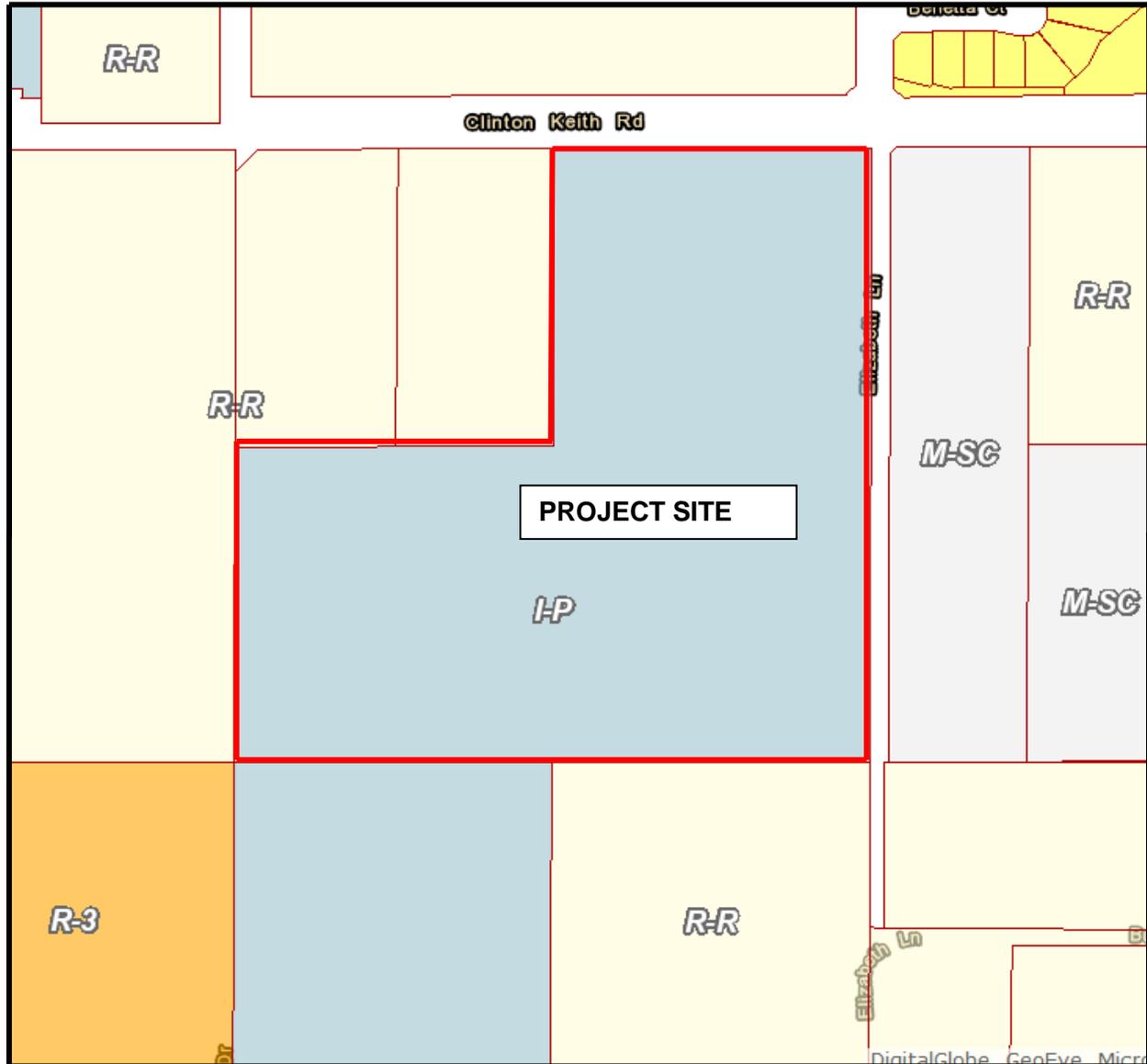
The project site is surrounded primarily by vacant land. There is a self-storage facility to the east, and the Santa Rosa Apartments and Inland Valley hospital to the southwest. The summary table on the following page lists the current land uses, general plan land use and zoning designations for the site and abutting properties. Staff has also provided two exhibits (on the following pages) showing the general plan land use and zoning designations from our GIS data base.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Subject Property	Vacant	Business Park (BP)	I-P (Industrial Park)
North	Vacant	Open Space Recreation OS-R	R-R (Rural Residential)
South	Vacant	Business Park (BP)	R-R (Rural Residential) I-P (Industrial Park)
East	Self-Storage Facility	Business Park (BP)	M-SC (Manufacturing Service Commercial)
West	Vacant	Business Park (BP) & Highest Density Residential (HHDR)	R-R (Rural Residential)

General Plan Land Use Exhibit



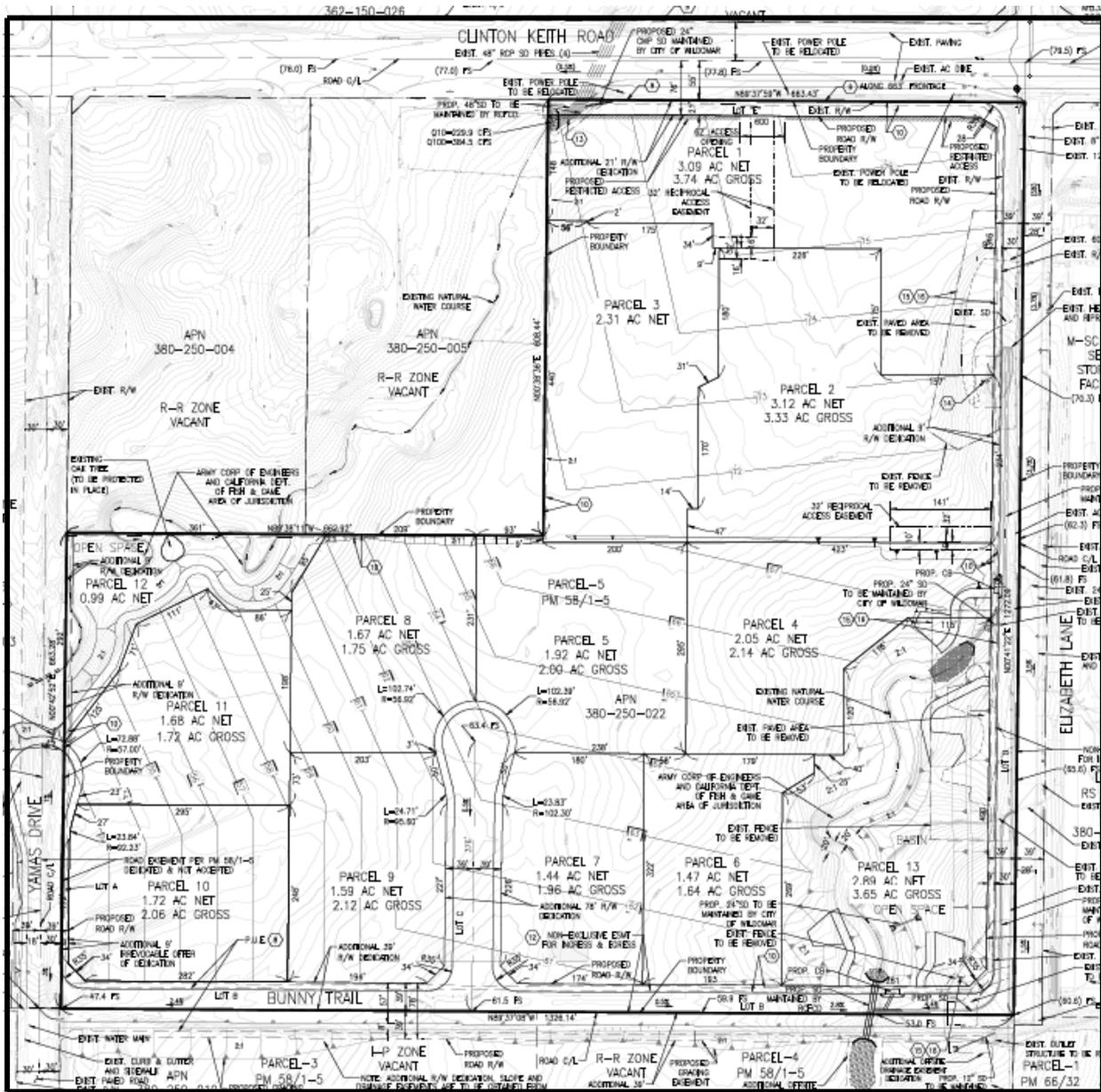
Zoning Designation Exhibit



Tentative Parcel Map No. 36492:

The applicant is proposing a Parcel Map (PM No. 36492) to subdivide 11.62 acres into 13 parcels. A full size copy of the proposed parcel map is provided in Attachment D. A reduced exhibit of the parcel map is shown on the following page.

Parcel Map No. 36492 Exhibit



Proposed Lot Sizes

The proposed lot sizes range in size from 1.72 to 3.65 acres. Parcel 1 - 3 will be developed with 96,240 square feet of medical office and commercial/retail uses (refer to Plot Plan section for additional details). Parcel 12 & 13 are being reserved as an open space lots for drainage and preservation of the streams running through the southwestern and southeastern portion of the site. The remaining parcels (parcels 4 - 12) will be developed in the future as Business Park uses. Depending on the use, each parcel will require an additional plot plan or conditional use permit as outlined in the I-P zone. A summary table of the lot sizes is shown on the following page.

Parcel Map No. 36492 – Lot Summary Table

PARCEL	LOT SIZE (ACRES)	PROPOSED BUILDING USES
1	3.74	COMMERCIAL RETAIL
2	3.33	MEDICAL OFFICE
3	2.31	MEDICAL OFFICE
4	2.14	FUTURE BUSINESS PARK USES
5	2.0	FUTURE BUSINESS PARK USES
6	1.64	FUTURE BUSINESS PARK USES
7	1.96	FUTURE BUSINESS PARK USES
8	1.75	FUTURE BUSINESS PARK USES
9	2.12	FUTURE BUSINESS PARK USES
10	2.06	FUTURE BUSINESS PARK USES
11	1.72	FUTURE BUSINESS PARK USES
12	0.99	OPEN SPACE/STREAM
13	3.65	OPEN SPACE/RETENTION BASIN/STREAM

Vehicular Access/Streets:

Primary access to Parcel 3 will be provided via Clinton Keith Road (one driveway) and Elizabeth Lane (one driveway). Clinton Keith Road (urban arterial highway) will be fully improved (south of centerline) to its ultimate ½ width of 76 feet (consisting of a 55-foot roadway section and a 21-foot parkway with a meandering sidewalk and landscaping. Elizabeth Lane (industrial collector) will be fully improved (west of centerline) to its ultimate ½ width of 39 feet (consisting of a 28-foot roadway section and a 11-foot parkway with sidewalk and landscaping. Both streets are conditioned to be dedicated, fully improved and constructed as part of the development of Parcel 3.

Access to the future business park area will be provided via Bunny Trial (industrial collector). This street will be fully improved (north of centerline upon development) to its ultimate ½ width of 39 feet (consisting of a 28-foot roadway section and a 11-foot parkway with sidewalk and landscaping. A fourth street, Yamas Drive, will be improved in the future to provide additional access to Parcels 10 and 11 on the west side of the industrial site. A future cul-de-sac street will be constructed in the future to provide access to Parcels 4 and 6– 9. Parcel 5 will take a shared access via a second driveway at the south end of the medical office parcel.

Plot Plan No. 12-0053:

Site Plan

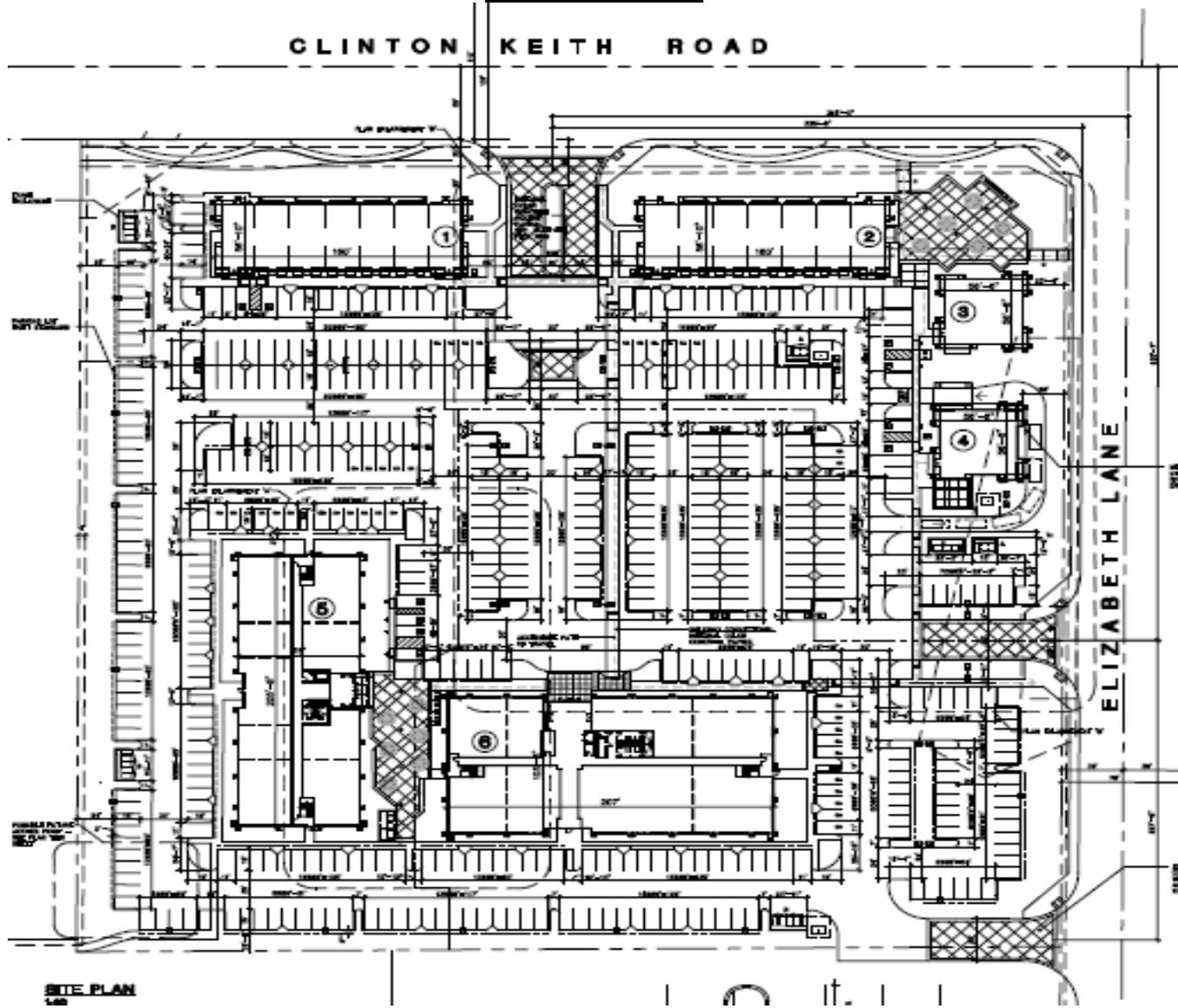
The proposed plot plan will be developed with 96,240 square feet of medical office and commercial/retail uses. The table below following is a description of the development plans (i.e., final site plan of development, refer to Attachment E).

Plot Plan Summary Table

PARCEL	BUILDINGS	PROPOSED USE	PROPOSED BUILDING SIZE
1	BUILDING 1	COMMERCIAL RETAIL	8,200 SQUARE FEET
	BUILDING 2	COMMERCIAL RETAIL	8,200 SQUARE FEET
	BUILDING 3	COMMERCIAL RETAIL	3,000 SQUARE FEET
	BUILDING 4	FAST-FOOD RESTAURANT	3,000 SQUARE FEET
2	BUILDING 5	MEDICAL OFFICE	31,420 SQUARE FEET
3	BUILDING 6	PROFESSIONAL OFFICE	42,420 SQUARE FEET
4	N/A	FUTURE BUSINESS PARK USES	N/A
5	N/A	FUTURE BUSINESS PARK USES	N/A
6	N/A	FUTURE BUSINESS PARK USES	N/A
7	N/A	FUTURE BUSINESS PARK USES	N/A
8	N/A	FUTURE BUSINESS PARK USES	N/A
9	N/A	FUTURE BUSINESS PARK USES	N/A
10	N/A	FUTURE BUSINESS PARK USES	N/A
11	N/A	FUTURE BUSINESS PARK USES	N/A
12	N/A	OPEN SPACE/STREAM	N/A
13	N/A	OPEN SPACE/RETENTION BASIN/STREAM	N/A
TOTAL BUILDING SQUARE FOOTAGE			96,240 SQUARE FEET

Development of the on-site improvements will consist of vehicular parking, bicycle parking, landscaping/planters, drive-aisles, parking lot lighting, pedestrian pathways, etc. The full size plans contain more detail of the specific on-site improvements. A reduced exhibit of the medical, office and commercial/retail development site and conceptual landscape plan is provided in the exhibits on the following pages.

Plot Plan Exhibit



Preliminary Landscape Plan



Building Architecture/Elevations

The proposed architecture for the retail portion of the site is characterized and known commonly as “modern suburban” commercial architecture. The buildings will be standard construction with stucco over wood framing. They will be accented by the use of stone veneer, tinted/colored glass windows, metal canopy’s, wall lighting (sconces) and varying roof lines. The full size plans contain colored elevation details for reference (Attachment E). The architecture of the medical office and professional office is modern and constructed of concrete tilt-up slabs. They will be accented by the use of stone veneer, tinted/colored glass windows, metal canopy’s, wall lighting (sconces) and varying roof lines. The full size plans contain colored elevation details for reference (Attachment E). A reduced exhibit of the colored elevations are provide on the following pages.

Commercial/Retail - Buildings 1 & 2



SOUTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"



WEST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING 1 (BUILDING 2 REVERSE)
SCALE: 1/8" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.



DATE: 10-28-13
PROJECT NO.: R000101

REVISION DATE: 10-28-13
2-10-13

BUILDINGS 1 AND 2 COLOR ELEVATIONS SHEET 10

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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Commercial/Retail - Buildings 3 & 4



WEST ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



WEST ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"



EAST ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



EAST ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 3
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 4
SCALE: 3/16" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.

DATE: 02-13-13
PROJECT NO: RG00101
REVISION DATE: 04-08-13

BUILDINGS 3 & 4 COLOR ELEVATIONS SHEET 11

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ARCHITECTS

Medical Office - Building 5



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.



DATE: 10-20-12
PROJECT NO.: R620101

REVISION DATE: 02-19-13
2-10-13

NOTE: LAND AREA AND BUILDING SQUARE FOOTAGE ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE UPON REVIEW BY GOVERNING AGENCIES, CIVIL ENGINEER AND OWNER.
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BUILDING 5 COLOR ELEVATIONS SHEET 12

GAA
ARCHITECTS

Professional Office - Building 6



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

RANCON MEDICAL & EDUCATIONAL CENTER

RANCON MEDICAL AND EDUCATION CENTER, LLC.



DATE: 02-18-15
PROJECT NO.: 18000101
REVISION DATE:

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BUILDING 6 COLOR ELEVATIONS SHEET 13



Environmental/CEQA:

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project required the preparation and processing of an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program (MMRP). The MND and MMRP must be reviewed by the Planning Commission as part of the proposed project. A detailed analysis of the IS/MND process, etc., is provided in the Environmental Analysis section of this report. A copy of the IS/MND & MMRP (with technical studies/appendices) are provided for Commission consideration (Attachment A, Exhibit's 1, 1-A, 2 & 3).

PROJECT ANALYSIS

Tentative Parcel Map No. 36492:

The proposed Parcel Map is required to meet minimum development standards outlined in Section 17.88.040.A of the I-P zone related to lot size and width. A summary of the 13 lot parcel map is provided in the table below. In terms of lot size and depth, the parcel map exceeds the minimum development standards of the I-P zone.

Parcel Map No. 36492 – Development Standard Table

PARCELS	LOT SIZE (ACRES)	MINIMUM LOT SIZE REQUIRED (S.F.)	PROPOSED LOT SIZE (ACRES)	MINIMUM LOT WIDTH (FEET)	PROPOSED LOT WIDTH	EXCEEDS MINIMUM STANDARDS
1	3.74	20,000	3.74	100	600	Yes
2	3.33	20,000	3.33	100	226	Yes
3	2.31	20,000	2.31	100	175	Yes
4	2.14	20,000	2.14	100	179	Yes
5	2.0	20,000	2.0	100	200	Yes
6	1.64	20,000	1.64	100	193	Yes
7	1.96	20,000.	1.96	100	180	Yes
8	1.75	20,000.	1.75	100	203	Yes
9	2.12	20,000	2.12	100	203	Yes
10	2.06	20,000	2.06	100	295	Yes
11	1.72	20,000	1.72	100	295	Yes
12	0.99	20,000	0.99	100	300	Yes
13	3.65	20,000	3.65	100	150	Yes

Vehicular Access/Streets:

In evaluating the street improvements required for the parcel map, the dedication, improvement and construction of Clinton Keith Road, Elizabeth Lane meets City of Wildomar Road Improvement Standards & Specifications. Further, the dedication,

improvement and construction of Bunny Trial and Yamas Drive also meets City of Wildomar Road Improvement Standards & Specifications. The future cul-de-sac street that will be constructed in the future is designed in accordance with the City's Road Improvement Standards & Specification.

Plot Plan No. 12-0053:

Site Plan:

Development of the site must be designed to meet the minimum development standards of the Section 17.88.040.B to O of the I-P zone in terms of setbacks, building height, parking, landscaping, etc. Staff has evaluated the site plan and determined that it meets and exceeds all required development standards. The development summary table below reflects the required standards and proposed development.

Development Standards Table

DEVELOPMENT STANDARD	ZONING ORDINANCE STANDARD	PROPOSED PROJECT SPECIFICS	MEETS REQUIREMENTS
Front Street Setback(s)	25 ft.	25 ft. min.	Yes
Side Setback(s)	10 ft.	88 ft. min	Yes
Rear Setback	15 ft.	80 ft. min.	Yes
Building Height	50 ft.	37 ft. max.	Yes
Off-street Parking	498 spaces	502 spaces	Yes
Landscaping	15% of site	18% of site	Yes
Clean Air Vehicles	8% of spaces	8% of spaces	Yes

In addition to the above standards, the project has been designed to meet the city's light pollution ordinance, bicycle parking ordinance and the Cal Green code, in terms of electric vehicle parking and hook ups. All trash enclosures will have decorative block walls with decorative trellis work above for aesthetic reasons. In summary, the proposed site plan meets and exceeds all required development standards of the I-P zone.

Architectural Plans:

While the City does not have commercial or industrial design guidelines, the proposed architecture is reflective of modern medical and office buildings in the general area. As a prominent area along Clinton Keith Road, this project will be very visible. Staff believes the proposed architecture has taken into account this and reflects a high quality design that will be a benchmark for future similar project.

CEQA/MND Analysis

In accordance with the California Environmental Quality Act (CEQA - Public Resources Code Section 21000–21178.1), an Initial Study is required to analyze the proposed parcel map and plot plan to determine if any potential significant impacts upon the environment that would result from implementation of the project. The Initial Study is intended to inform the Planning Commission, responsible agencies and the general public of potential environmental impacts associated with the proposed project, and is key to determining whether a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report is required. After the Initial Study for this project was prepared, it was determined that a Mitigated Negative Declaration is required for the project.

The IS/MND was prepared and released for a 30-day public review which began on November 29, 2013 and concluded on December 30, 2013. Prior to the public review period, a Notice of Intent (NOI) was filed with the Riverside County Clerk, and a legal advertisement was placed in the Press Enterprise newspaper notifying the general public of the availability of the IS/MND. A copy of the IS/MND (including technical appendices) is provided in Attachment A-Exhibit 1 & 1-A of PC Resolution No. 14-13. During the public review period, staff received just 4 comments from various agencies. A copy of the “response to comments” is provided as Exhibit 3 of Attachment A in PC Resolution No. 14-13.

Based on the environmental analysis, staff is recommending the Planning Commission adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the proposed project in compliance with CEQA law. The required findings supporting adoption of the MND/MMRP are outlined in the section below.

REQUIRED FINDINGS OF FACT:

CEQA Findings of Fact:

Staff recommends 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 and Mitigation Monitoring & Reporting Program (attached hereto as Exhibit 1 to this Resolution), documents incorporated herein by reference, written comments received and responses provided, 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. Review Period: That the City has provided the public review period for the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the required 30-day public review period required by CEQA Guidelines Sections 15073 and 15105.

- B. Compliance with Law: That the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).
- C. Independent Judgment: That the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program reflects the independent judgment and analysis of the City.
- D. Mitigation Monitoring & Reporting Program: That the Mitigation Monitoring & Reporting Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures as required by Public Resources Code Section 21081.6.
- E. No Significant Effect: That revisions made to the project as agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment with the proposed Mitigation Measures and Mitigation Monitoring & Reporting Program.

Tentative Parcel Map No. 36492 Findings of Fact:

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

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

Evidence: The proposed Tentative Parcel Map No. 36492 is consistent with the City's General Plan in that the existing land use designation of Business Park is intended to provide for a variety of business park, office and retail uses. In reviewing the applicant's development proposal, the uses proposed for the project are consistent with the uses allows under the Business Park land use designation.

There is no specific plan governing this project. In terms of specific land use policies related to this project, the proposed parcel map promotes business activity as outlined in the business park land use policies:

- 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 11.62 acres. The tentative parcel map proposes to subdivide the project area into 13 parcels for medical office/commercial development. In reviewing the applicant's parcel map, the project site is physically suitable for the project, in that the site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for business park and commercial/retail development. Further, the Project has been designed to meet all city standards related to access, parking, etc. Given this the proposed parcel 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 Parcel Map No. 36492. 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 parcel map meets this finding.

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

Evidence: The design of the subdivision is in conformance with the City's General Plan, 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 parcel map project meets this finding.

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

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

Plot Plan Findings of Fact:

In accordance with Wildomar Municipal Code Title 17, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan and Zoning Ordinance, and any other evidence within the record or provided at the public hearing of this matter, recommends that the City Council hereby find and determine as follows:

- A. The proposed use is consistent with the Wildomar General Plan and Zoning Code.

Evidence: The future business park area and proposed medical office and commercial/retail use is consistent with the surrounding the existing General Plan Land Use designation of Business Park and Zoning designation of Industrial Park (I-P) as the proposed uses are allowed and encourage in these designations. Further, the project complies with all applicable development standards of the I-P zone, including but not limited to, parking, setbacks, building height, landscaping etc. The project will be consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards. Additionally, conditions have been added to the project to ensure that all the minimum requirements of the City Zoning Ordinance are met.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

Evidence: The proposed project is located in an area planned and zoned for business park and commercial land uses according to the General Plan and Zoning Ordinance. The proposed plot plan meets and exceeds the minimum development standards of the I-P zone which is intended to protect the public health, safety, and general welfare. Further, access and site development plan, including the architectural elevations have been designed to be consistent with the zone standards related to the proposed uses, which further protecting the public health, safety, and general welfare. Therefore, this finding has been met.

- C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The adjacent properties have similar compatible land use designations that encourage a combination of business park and commercial development under the BP land use designation and I-P zoning designation.

- D. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The project is located at the southeastern portion of the City where access to the site is provided by Clinton Keith Road and Elizabeth Lane. These streets, and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project. Further, all public improvements will be provided in accordance with City requirements.

- E. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The construction of the medical office and commercial/retail development has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the relating to storm water runoff management and other drainage controls regulations (i.e., WQMP). The project drainage design will capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project design and release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation. Further, the IS/MND analyzed potential impacts related to drainage conditions and based on the improvements being conditioned on the project, the plot plan takes into

consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

- F. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project proposes to construct business park and commercial/retail land uses on individual parcels as proposed under Tentative Parcel Map No. 36492.

PUBLIC NOTICING/COMMUNICATION:

In accordance with Government Code Sections 65090, 65353 and 65355, the Planning Department on September 17, 2014, mailed a public hearing notice to all property owners within a 600-foot radius of the proposed project boundaries notifying them of the October 1, 2014 Planning Commission public hearing. In addition, on September 19, 2014, a legal notice was published in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the October 1, 2014 Planning Commission public hearing. In accordance with Section 16.12.140(A), a public hearing notice was also emailed provided to the EVMWD and LEUSD.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS:

- A. PC Resolution No. 14-13 for IS/MND/MMRP
 - Exhibit 1 – Initial Study/Mitigated Negative Declaration (under separate cover)
 - Exhibit 1-A Technical Appendices/Studies (under separate cover)
 - Exhibit 2 - Mitigation Monitoring and Reporting Program
 - Exhibit 3 – MND Responses to Comments
- B. PC Resolution No. 14-14 for Tentative Parcel Map No. 36492
 - Exhibit 1 - Conditions of Approval Matrix
- C. PC Resolution No. 14-15 for Plot Plan 12-0053
 - Exhibit 1 - Conditions of Approval Matrix
- D. Tentative Parcel Map No. 36492 Subdivision Map
- E. Plot Plan No. 12-0053 Development Plans

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

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

ATTACHMENT A

PC Resolution No. 14-13

PC RESOLUTION NO. 14-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR PARCEL MAP NO. 36492 (PLANNING APPLICATION NO. 12-0053) TO SUBDIVIDE 11.62 ACRES INTO 13 PARCELS, AND PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

WHEREAS, an application for Tentative Parcel Map No. 36492 to subdivide 11.62 acres into 13 parcels for medical office/commercial development and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical office/retail/commercial uses has been filed by:

Applicant / Owner:	The Rancon Group
Authorized Agent:	Mr. Frank Igo, Director
Project Location:	SWC of Clinton Keith Road and Elizabeth Lane
APN Number:	380-250-022
Lot Area:	11.62 acres

WHEREAS, the proposed Tentative Parcel Map and Plot Plan applications are considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

WHEREAS, the Planning Director 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 November 21, 2013, using a method required under CEQA Guidelines Section 15072, the City provided a Notice of Intent (NOI) to the Riverside County Clerk, 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 proposed project; and

WHEREAS, On November 21, 2013, the 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 November 21, 2013 and concluding on December 23, 2013 as required by CEQA Guidelines §15087. Said document was posted in three public places for review at the following locations: 1) Wildomar City Hall, 2) Wildomar Mission Trail Library, and 3) the City of Wildomar website; and

WHEREAS, during the 30-day public review period, the City received four (4) written comments concerning the revised/updated Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program; and

WHEREAS, the Planning Department has prepared formal responses to the four (4) comments received during the 30-day public review period (attached hereto this resolution as Exhibit 3)

WHEREAS, in accordance with Government Code Sections 65090, 65353 and 65355, the Planning Department, on September 17, 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 Initial Study/Mitigated Negative Declaration would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Sections 65090, 65353 and 65355, the Planning Department, on September 19, 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 the Initial Study/Mitigated Negative Declaration would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 65353, the City of Wildomar Planning Commission on October 1, 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 the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for Tentative Parcel Map No. 36492 and Plot Plan No. 12-0053.

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

SECTION 1. CEQA 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. Review Period: That the City has provided the public review period for the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the required 30-day public review period required by CEQA Guidelines Sections 15073 and 15105.
- B. Compliance with Law: That the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).
- C. Independent Judgment: That the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program reflects the independent judgment and analysis of the City.
- D. Mitigation Monitoring & Reporting Program: That the Mitigation Monitoring & Reporting Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures as required by Public Resources Code Section 21081.6.
- E. No Significant Effect: That revisions made to the project as agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission concludes that the project will not have a significant effect on the environment with the proposed Mitigation Measures and Mitigation Monitoring & Reporting Program.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

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

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following actions:

1. Adoption of a Mitigated Negative Declaration: The Planning Commission hereby adopts the Initial Study/Mitigated Negative Declaration (with Appendices), and Mitigation Monitoring & Reporting Program for Tentative Parcel Map No. 36492 and Plot Plan No. 12-0053 provided herein to this Resolution as Exhibit 1, 1-A, 2 and 3.
2. Recommend Filing a Notice of Determination: In compliance with Public Resources Code § 21152 and CEQA Guidelines § 15075, the Planning Commission hereby directs the Planning Director to prepare and file a Notice of Determination (NOD) with the Riverside County Clerk for posting concerning the approval and adoption of the Initial Study/Mitigated Negative Declaration (with Appendices), and Mitigation Monitoring & Reporting Program for Tentative Parcel Map No. 36492 and Plot Plan No. 12-0053 within five (5) working days of project approval.
3. Location: The Initial Study/Mitigated Negative Declaration (with Appendices), and Mitigation Monitoring & Reporting Program for Tentative Parcel Map No. 36492 and Plot Plan No. 12-0053 and all documents incorporated therein or forming the record of decision therefore, shall be filed with the Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595, and shall be made available for public review upon request.

PASSED, APPROVED AND ADOPTED this 1st day of October, 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:

Erica L. Vega, Assistant City Attorney

ATTACHMENT A - EXHIBIT 1

**Initial Study/Mitigated Negative Declaration
(Under Separate Cover for Commission)**

ATTACHMENT A - EXHIBIT 1-A

**Technical Appendices/Studies
(Under Separate Cover for Commission – CD in MND)**

ATTACHMENT A - EXHIBIT 2

Mitigation Monitoring and Reporting Program (MMRP)

RANCON MEDICAL OFFICE/RETAIL PROJECT
TENTATIVE PARCEL MAP NO. 36492 & Plot Plan No. 12-0053
Mitigation Monitoring and Reporting Program

1 INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Rancon Medical Office/Retail Project Plot Plan & Tentative Parcel Map No. 36492 (Planning Application No. 12-0053) project (proposed Project). This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed project because the EIR has identified significant adverse impacts and measures have been identified to mitigate those impacts.

2 MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Wildomar will be responsible for monitoring compliance with all mitigation measures. Different departments within the City are responsible for aspects of the proposed Project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration (IS/MND), in the same order that they appear in the IS/MND.
- **Timing:** Identifies at which stage of the proposed Project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
3.1 Aesthetics – none required	N/A	N/A	N/A
3.2 Agricultural Resources – none required	N/A	N/A	N/A
3.3 Air Quality			
<p>AQ-1 <u>Construction Mitigation</u></p> <ul style="list-style-type: none"> a. Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (i.e., install wheel shakers, wheel washers, and limit site access.) b. Limit fugitive dust sources to 20 percent opacity. c. Require a dust control plan for earthmoving operations. d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained. e. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. f. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. g. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily. h. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period. i. Require high pressure injectors on diesel construction equipment.* j. Utilize only CARB Tier 3 or better certified equipment for construction activities.* k. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use and/or idling in excess of 3 minutes.* l. Suspend use of all construction equipment operations during second stage smog alerts.* <p>* Would reduce impacts to GHG's as well</p>	During construction activities	City of Wildomar Planning and Public Works Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>AQ-2 <u>Operation Mitigation</u></p> <ul style="list-style-type: none"> a. Install EV charging facilities for a minimum of 1% of all parking spaces.* b. Provide preferential parking locations for EVs and CNG vehicles.* c. Plant shade trees in parking lots to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.* d. Plant Low-OFP, native, drought-resistant, tree and shrub species, 20% in excess of that required by city ordinance. Consider roadside, sidewalk, and driveway shading.* e. Prohibit gas powered landscape maintenance equipment. Require landscape maintenance companies to use battery powered or electric equipment or contract only with commercial landscapers who operate with equipment that complies with the most recent California Air Resources Board certification standards, or standards adopted no more than three years prior to date of use or any combination of these two themes.* f. Provide secure, bicycle parking for employees.* g. Provide direct safe, direct bicycle access to adjacent bicycle routes.* h. Provide short-term bicycle parking for retail customers and other non-commute trips.* <p>* Would reduce impacts to GHGs as well</p>	<p>Implemented during site plan review and verified prior to Certificate of Occupancy</p>	<p>City of Wildomar Planning and Public Works Departments</p>	
<p>3.4 Biological Resources</p>			
<p>BIO-1 Prior to any off-site grading, a biologist should assess the area to determine if potentially suitable habitat for sensitive plant species occurs. If potentially suitable habitat is determined present, focused surveys should be conducted for sensitive plant species.</p>	<p>Implemented prior to any off-site grading</p>	<p>City of Wildomar Planning and Public Works Departments</p>	
<p>BIO-2 The proposed Project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area and will be subject to the SKR HCP Fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently \$500 per gross acre of the parcels proposed for development and must be paid upon issuance of a Grading Permit. The payment of this fee will mitigate for any impacts to the Stephen's Kangaroo Rat habitat.</p>	<p>The fee must be paid prior to the issuance of a grading permit</p>	<p>City of Wildomar Planning and Public Works Departments</p>	
<p>BIO-3 Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground</p>	<p>Implemented 30 days prior to ground</p>	<p>City of Wildomar</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
disturbance to avoid potential direct take of burrowing owls in the future.	disturbance	Planning and Engineering Departments	
<p>BIO-4 If burrowing owls are determined present following focused surveys, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the <i>Staff Report on Burrowing Owl Mitigation</i> published by Department of Fish and Game (March 7, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by CDFG. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the <i>Staff Report on Burrowing Owl Mitigation</i>.</p>	Implemented prior to ground any disturbance for Phase 2	City of Wildomar Planning and Engineering Departments	
<p>BIO-5 Prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests, the Project applicant shall demonstrate to the satisfaction of the City of Wildomar that either of the following have been or will be accomplished.</p> <ol style="list-style-type: none"> 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds. 2. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts. 	Implemented prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests	City of Wildomar Planning and Engineering Departments	
<p>BIO-6 Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features (Figure 13, Impacts to Jurisdictional Features, of the BRA), the Project applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFG. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p>	Implemented prior to ground any disturbance in areas designated as jurisdictional features	City of Wildomar Planning and Engineering Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<ol style="list-style-type: none"> 1. On- and/or off-site replacement of USACE/RWQCB jurisdictional “waters of the U.S.”/“waters of the State” at a ratio no less than 1:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank. 2. On- and/or off-site replacement of CDFG jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank. 			
<p>BIO-7 Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee and compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>City of Wildomar Planning and Engineering Departments</p>	
<p>3.5 Cultural Resources</p>			
<p>CUL-1 Prior to any ground-disturbing activity, the Project applicant(s) shall include the following wording in 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 and the Developer, the project archaeologist and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director and 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 Planning Commission and/or City Council. 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, mitigation would be required pursuant to and</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities</p>	<p>City of Wildomar Building and Planning Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.			
<p>CUL-2 At least 30 days prior to seeking a grading permit, the Project applicant(s) shall contact the appropriate Tribe¹ to notify the Tribe of grading, excavation, and the adopted monitoring program and to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the applicant. 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 Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; 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.</p>	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
<p>CUL-3 Prior to any authorizing ground-disturbing activity, the Project applicant(s) shall include the following wording on all construction contract documentation:</p> <p>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” within 24 hours of receiving notification from the Coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	As a condition of Project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
<p>CUL-4 All cultural materials – with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in CUL-2, that are collected during the grading monitoring program and from any previous archaeological 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</p>	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

¹ It is anticipated that the Pechanga Tribe will be the “appropriate” Tribe due to their prior and extensive coordination with the City and project applicant in determining potentially significant impacts and appropriate mitigation measures.

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories.			
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 Engineering and Planning Departments	
CUL-6 To address the possibility that cultural resources may be encountered during grading or construction, in addition to Tribal monitors, a qualified archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may 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	
CUL-7 A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities in areas identified as likely to contain paleontological resources. Monitoring will be conducted in areas of grading or excavation in undisturbed outcrops of the Pleistocene-age Pauba Formation, 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 upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.	As a condition of Project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
CUL-8 Recovered specimens shall be prepared to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates if necessary.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
CUL-9 Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur (e.g., the Western Center for Archaeology and Paleontology Museum on Searl Parkway in Hemet, California).	As a condition of project approval, and implemented during ground-disturbing activities	City of Wildomar Engineering and Planning Departments	
3.6 Geology and Soils – none required	N/A	N/A	N/A
3.7 Greenhouse Gas Emissions			
GHG-1 Prior to building permit approval, the City of Wildomar Planning Department shall require that the Project applicant implement the measures contained in Table 5.7-5, as well as mitigation Measures AQ-1 and AQ-2, to reduce short-term and long-term emissions of GHGs associated with construction and operation of the proposed Project.	During Construction Activities and Project Operations	City of Wildomar Planning and Building Departments	
3.8 Hazards and Hazardous Materials			
HAZ-1 All spills or leakage of any hazardous products, including petroleum products, during regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the Stormwater Pollution Prevention Plan prepared for the Project development.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	
HAZ-2 Prior to the certificate of occupancy for a medical office use, a Hazardous Materials and Waste Management Plan shall be submitted to the City for review and retention. This Plan shall be implemented by the medical offices (where hazardous substances are used) and annually a report of any accidental releases of hazardous substances, impacts to the environment or humans, and the management actions taken to control and remediate such spills shall be submitted to the City.	Prior to the issuance of a building permit	City of Wildomar Building and Safety Department	
HAZ-3 As part of a Business Plan submitted to the City of Wildomar Fire Department, the medical offices that handle hazardous materials shall include copies of Material Safety Data Sheets for the hazardous substances (other than medications) utilized by the facility(ies).	Prior to the issuance of a building permit	City of Wildomar Building and Safety and Fire Departments	
HAZ-4 Any storage facility for gas canisters containing hazardous or toxic substances shall be enclosed and capable of containing any accidental releases of	Prior to the issuance of a building permit	City of Wildomar	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
gas. A warning device shall be incorporated into the design of the gas storage containment facility that is capable of identifying accidental releases. Venting of any released gases shall be accomplished without creating hazards for the surrounding environment or population. Any leaks shall be reported immediately to the City Fire Department as well as other regulatory agencies that are in the reporting chain.		Building and Safety and Fire Departments	
3.9 Hydrology and Water Quality			
<p>HYD-1 Prior to the approval of the grading permit on the proposed Project site, the Project applicant(s) shall be required to prepare a stormwater pollution and prevention plan (SWPPP) consistent with the 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 proposed Project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the proposed Project site at all times. In addition, the Project applicant(s) will be required to submit, and obtain City approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit for future development on the proposed Project site in order to comply with the Areawide Urban Runoff Management Program. The proposed 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.</p>	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	
3.10 Land Use and Planning – none required	N/A	N/A	N/A
3.11 Mineral Resources – none required	N/A	N/A	N/A
3.12 Noise			
<p>NOI-1 To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Wildomar Building Department. Equipment maintenance records and equipment design specification data sheets</p>	Implemented during Project operations	City of Wildomar Building Department	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Wildomar Building Department.			
NOI-2 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors (within 100 feet of any occupied residence) nearest the proposed Project site during all proposed Project construction.	Implemented during Project operations	City of Wildomar Building Department	
NOI-3 Stationary noise-generating construction equipment shall be placed a minimum of 320 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible.	Implemented during Project operations	City of Wildomar Building Department	
NOI-4 Noise control barriers with a height of 6 feet are required where grading will occur within 100 feet of any occupied residence. It is important to note that the barriers' attenuation will be accomplished only if the 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	
NOI-5 Roof-mounted air conditioning equipment shall be set back either 25 feet from the building's closest edge or to a distance capable of breaking the line-of-sight of equipment from neighboring potential receivers, whichever provides the greater set back from the building's edge of the two. A subsequent noise study shall be submitted by the applicant and reviewed and approved at building plan check stage by the City to ensure that the AC units are not generating noise in excess of what is allowed under Chapter 9.48 of the Wildomar Municipal Code.	Reviewed at building plan check	City of Wildomar Building Department	
3.13 Population and Housing – none required	N/A	N/A	N/A
3.14 Public Services – none required	N/A	N/A	N/A
3.15 Recreation – none required	N/A	N/A	N/A
3.16 Transportation/Traffic			
TR-1 The direct traffic impacts generated by the proposed Project can be mitigated to a less than significant level, to meet the required level of service of the following	Implemented during the appropriate Phase of	City of Wildomar	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>recommended improvements are implemented, prior to the respective phase of development:</p> <p>On-Site Recommendations</p> <p><u>Roadways</u></p> <ul style="list-style-type: none"> • Construct partial width improvements on the southerly side of Clinton Keith Road at its ultimate cross-section as an urban arterial highway (152' right-of-way) adjacent to proposed Project boundary line. • Construct partial width improvements on the westerly side of Elizabeth Lane at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line. • Construct partial width improvements on the easterly side of Yamas Drive at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line. <p><u>Intersections</u> (proposed Project's actual improvements necessary are shown in <i><u>bold, italic, underlined</u></i>. The items that are not bold, italic, underlined are already existing)</p> <p>Construct the intersection of proposed Project Driveway 1 (NS) and Clinton Keith Road (EW) to restrict movement to right-in and right-out only from the driveway with the following geometrics:</p> <p>Northbound: <i><u>One right-turn lane. Stop controlled.</u></i> Southbound: Not applicable. Eastbound: One through lane. <i><u>One right-turn lane.</u></i> Westbound: One through lane.</p> <p><i><u>Install a traffic signal</u></i> at the intersection of Elizabeth Lane (NS) and Clinton Keith Road (EW) to include the following geometrics:</p> <p>Northbound: <i><u>One left-turn lane.</u></i> One shared through and right-turn lane. Southbound: <i><u>One left-turn lane.</u></i> One shared through and right-turn lane. Eastbound: One left-turn lane. One through lane. <i><u>One right-turn lane.</u></i> Westbound: One left-turn lane. One through lane. One shared through and right-turn lane.</p>	<p>proposed Project construction</p>	<p>Public Works Department</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 2 (EW) with the following geometrics:</p> <p>Northbound: One shared left-turn, through and right-turn lane. Southbound: One shared left-turn, through and right-turn lane. Eastbound: <u>One shared left-turn, through and right-turn lane. Stop controlled.</u> Westbound: One shared left-turn, through and right-turn lane. Stop controlled.</p> <p>Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 3 (EW) with the following geometrics:</p> <p>Northbound: One shared left-turn and through lane. Southbound: One shared through and right-turn lane. Eastbound: <u>One shared left-turn and right-turn lane. Stop controlled.</u> Westbound: Not applicable.</p> <p>Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics:</p> <p>Northbound: Not applicable. Southbound: One right-turn lane. Eastbound: <u>One shared left-turn and right-turn lane. Stop controlled</u> Westbound: Not applicable.</p> <p>Construct the intersection of Project Driveway 4 (NS) and Bunny Trail (EW) with the following geometrics:</p> <p>Northbound: Not Applicable. Southbound: <u>One shared left-turn & right-turn lane. Stop controlled.</u> Eastbound: One shared left-turn and through lane. Westbound: One shared through and right-turn lane.</p> <p>Construct the intersection of Yamas Drive (NS) and proposed Project Driveway 5(EW) with the following geometrics:</p> <p>Northbound: <u>One shared through and right-turn lane.</u> Southbound: <u>One shared left-turn and through lane.</u> Eastbound: Not applicable.</p>			

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>Westbound: <u>One shared left-turn and right-turn lane. Stop controlled.</u></p> <p>Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics:</p> <p>Northbound: <u>One shared through and right-turn lane.</u> Southbound: <u>One shared left-turn and through lane.</u> Eastbound: Not applicable. Westbound: <u>One shared left-turn & right-turn lane. Stop controlled.</u></p>			
3.17 Utilities and Service Systems – none required	N/A	N/A	N/A

ATTACHMENT A - EXHIBIT 3

MND Responses to Comments Received

MND RESPONSE TO COMMENTS

List of Commenters

The following individuals and representatives of organizations and agencies submitted written comments on the Draft MND.

Letter	Agency, Organization, or Individual	Date
A	Southern California Edison Company	December 30, 2013
B	Pechanga Cultural Resources	December 20, 2013
C	Native American Heritage Commission	December 3, 2013
D	United States Department of the Interior Fish and Wildlife Service	December 23, 2013

Comments and Responses

Written comments on the Draft MND are reproduced on the following pages, along with responses to those comments.

Due to the nature and scope of the comments, no changes have been made to the Draft MND. Only minor edits, suggested by Pechanga Cultural Resources have been incorporated into the Mitigation Monitoring and Reporting Program. The responses to comments were prepared by Matthew Fagan Consulting Services and City staff.

Section 15073.5 (Recirculation of a Negative Declaration Prior to Adoption) of the CEQA Guidelines states:

(a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.

(b) A “substantial revision” of the negative declaration shall mean:

(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or

(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

(c) Recirculation is not required under the following circumstances:

(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.

(2) New project revisions are added in response to written or verbal comments on the project’s effects identified in the proposed negative declaration which are not new avoidable significant effects.

(3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Modifications have been made to Mitigation Measures CUL-1 through CUL-6, as they pertain to cultural resources, in accordance to the comment letter from the Pechanga Tribe, dated December 20, 2013. The City has determined that these changes are considered minor revisions to the mitigation measures and that CEQA does not require that the MND be re-circulated.

The Biological Resource Assessment, which was circulated as a technical appendix to the Draft MND, contained Mitigation Measure COA BIO-4, which reads: "Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee and compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas." This mitigation measure was not included in the Draft MND. The language in this mitigation measure describes the mandatory requirements under the MSHCP. The language is consistent with Section 15073.5(c)(3) of the CEQA Guidelines which state that recirculation is not required when measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect. This mitigation measure will be added as Mitigation Measure BIO-7 to the Project's Mitigation Monitoring and Reporting Program (MMRP).

Based on the information contained in these Responses, the City, as the lead agency, has determined that CEQA does not require that the MND be re-circulated.



Letter A

December 30, 2013

Matthew C. Bassi, Planning Director
City of Wildomar, Planning Department
23837 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Re: Rancon Medical Office/Retail Project

Southern California Edison (SCE) appreciates the opportunity to provide comments on the Rancon Medical Office/Retail Project that is generally located at the southwest corner of Clinton Keith Road and Elizabeth Lane, in the City of Wildomar. Electric service in this area is provided by SCE. SCE's electrical system consists of a network of facilities (electrical distribution, transmission, and generation systems). We appreciate the notice for development.

A-1

SCE's rights-of-way and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. Any proposed use will be reviewed on a case-by-case basis by SCE. Approvals or denials will be in writing based upon review of the maps provided by the developer and compatibility with SCE right-of-way constraints and rights. In the event the project proposes to impact SCE facilities or its land related rights, please forward five (5) sets of project plans, and a PDF copy of the same, depicting SCE's facilities and its associated land rights to the following location for review as noted above:

A-2

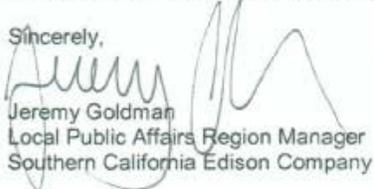
Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 – Second Floor
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA review as required by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed by the local agency in the CEQA process for the larger project, SCE may not be required to pursue a later, separate, mandatory CEQA review through the CPUC's General Order 131-D (GO 131-D) process. If the SCE facilities are not adequately addressed in the CEQA review for the larger project, and the new facilities could result in significant environmental impacts, the required additional CEQA review at the CPUC could delay approval of the SCE power line portion of the project for two years or longer.

A-3

If you have any questions regarding this letter, please do not hesitate to contact me at Jeremy.Goldman@sce.com or (951) 249-8466.

Sincerely,


Jeremy Goldman
Local Public Affairs Region Manager
Southern California Edison Company

Comment Letter A
Southern California Edison Company
December 30, 2013

- A-1** This letter and your comments have been noted and filed for the record.
- A-2** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project.
- A-3** Comment noted. According to a phone conversation with Karen Cadavona, Senior Corporate Representative for Southern California Edison Company, on March 18, 2014, the electrical lines located along Clinton Keith Road, on the Project's northern boundary, are 12kV. Based on this information, no additional response is required and this comment shall be incorporated into the record of approval for this Project.



Letter B

PECHANGA CULTURAL RESOURCES *Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Secarce, III
Germaine Arenas

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

December 20, 2013

VIA E-MAIL and USPS

Mr. Matthew Bassi
Planning Director
City of Wildomar, Planning Dept
23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595

Re: Pechanga Tribe Comments on the Notice for Public Hearing and Initial Study/Mitigated Negative Declaration for the Rancon Medical Office/Retail Project, Plot Plan & Tentative Parcel Map 36492, Planning Application No. 12-0053

Dear Mr. Bassi:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project").

If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe thanks the City of Wildomar and the Developer for providing mitigation to preserve and protect the sensitive Luiseño cultural resources and traditional landscapes found in this area and to require both archaeological and tribal monitoring during earthmoving activities. The State and Federal governments have mandated that cultural resources must be appropriately mitigated for within the confines of development projects. The Tribe appreciates the active role the City takes to maintain the significant history of the Tribe and California.

B-1

B-2

Letter B Continued

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the Rancon Medical Project
December 20, 2013
Page 2

The Tribe recommends minor edits to the proposed mitigation measures listed in the IS/MND, primarily for consistency within the document and in what the City has recommended on previous projects. Our recommendations are listed below.

B-3

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixé'val* (rock art, pictographs, petroglyphs), traditional landscapes, cultural areas and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as the close proximity of the Project to the Tribal reservation lands.

B-4

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is culturally affiliated with the geographic area that comprises the Project property and is the closest affiliated tribe to the Property. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the nearby vicinity of the proposed Project and has specific knowledge of cultural resources and sacred places near the proposed Project which we have shared with the City on previous occasions on this and other projects.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

B-5

The proposed Project is located in a highly sensitive region of Luiseño territory – a traditional cultural landscape, and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

B-6

The Tribe is in receipt of the Project Initial Study/Mitigated Negative Declaration (IS/MND). Based upon the information provided to the Tribe through Project documentation and during our consultation meeting, there are no known cultural resources located within the Project boundaries. Therefore, the sensitivity of this Project lies with the potential to impact

B-7

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Letter B Continued

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the Rancon Medical Project
December 20, 2013
Page 3

subsurface, unknown cultural resources during earthmoving activities. At this time, the Tribe thanks the City of Wildomar for working closely with us to develop appropriate and adequate mitigation measures. The mitigation measures, identified as CUL-1 through CUL-6, have been copied below. We request that these measures/conditions of approval including the minor edits be incorporated into the final IS/MND and any other final environmental documents approved by the City.

CUL-1 Prior to any ground-disturbing activity, the Project applicant(s) shall include the following wording in 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 and the Developer, the project archaeologist and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director and 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 appropriate Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar Planning Commission and/or City Council. 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, mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.

B-7, con

CUL-2 At least 30 days prior to seeking a grading permit, the Project applicant(s) shall contact the appropriate Tribe¹ to notify the Tribe of grading, excavation, and the adopted monitoring program and to ~~coordinate with the City of Wildomar and the Tribe to~~ develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the applicant. 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 Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A

¹ The appropriate Tribe will be selected from the list of Tribal representatives provided by the Native American Heritage Commission. It is anticipated that the Pechanga Tribe will be the "appropriate" Tribe due to their prior and extensive coordination with the City and project applicant in determining potentially significant impacts and appropriate mitigation measures.

Letter B Continued

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the Rancon Medical Project
December 20, 2013
Page 4

copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

- CUL-3** Prior to any 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" within 24 hours of receiving notification from the Coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

- CUL-4** ~~The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the Project site, to the appropriate Tribe for proper treatment and disposition as defined by the appropriate Tribe.~~ All cultural materials – with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in CUL-2, that are collected during the grading monitoring program and from any previous archaeological 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 CRF Part 79 for federal repositories.

B-7, cont

- 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 ~~appropriate culturally affiliated Native American~~ 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.

- CUL-6** To address the possibility that cultural resources may be encountered during grading or construction, in addition to Tribal monitors, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological ~~and/or paleontological~~ deposits (e.g., grading, excavation, and/or trenching). However,

Letter B Continued

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the Rancon Medical Project
December 20, 2013
Page 5

monitoring may be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.

The Pechanga Tribe looks forward to continuing to work together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments if you have any comments or concerns. Thank you.

B-8

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

Comment Letter B
Pechanga Cultural Resources
December 20, 2013

- B-1** The Tribe is included on the City's distribution list for public notices and circulation of all documents, archaeological reports, and all documents pertaining to this Project. The Tribe will be notified of all public hearings and scheduled approvals concerning the Project. These comments shall be incorporated into the record of approval for this Project.
- B-2** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project.
- B-3** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project. Please refer to Response to Comment B-7 as it pertains to minor edits to mitigation measures CUL-1 through CUL-6.
- B-4** The City appreciates the detailed description of the Pechanga cultural affiliation to the Project area. The City recognizes the Pechanga Tribe as having jurisdiction over any potential cultural resources discovered at the Project site.
- B-5** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project. Please refer to Response to Comment B-7 as it pertains to minor edits to mitigation measures CUL-1 through CUL-6.
- B-6** This is reflected in the Project's mitigation measures, as the Pechanga Tribe shall be monitoring grading/ground disturbance activities for the Project.
- B-7** Mitigation measures that were proposed by the Tribe in this comment letter. The mitigation measures have been modified, per this letter and is reflected in the Mitigation Monitoring and Reporting Program for the Project, which will be adopted as part of the Project approval.
- B-8** As stated in the Response to Comment A-1, the Tribe is included on the City's distribution list for public notices and circulation of all documents, archaeological reports, and all documents pertaining to this Project. The Tribe will be notified of all public hearings and scheduled approvals concerning the Project. The City recognizes the Tribe as having jurisdiction over any potential cultural resources discovered at the Project site. This is reflected in the Project's mitigation measures, as the Pechanga Tribe shall be monitoring grading/ground disturbance activities for the Project.

Letter C

STATE OF CALIFORNIA

Edmund G. Brown, Jr. Governor

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
(916) 373-3715
Fax (916) 373-5471
Web Site www.nahc.ca.gov
Ds_nahc@pacbell.net
e-mail: ds_nahc@pacbell.net



December 3, 2013

RECEIVED
DEC 09 2013
CITY OF WILDOMAR

Mr. Matthew C. Bassi, Planning Director

City of Wildomar

23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

RE: SCH#2013111063 CEQA Notice of Completion;; proposed Mitigated
Negative Declaration for the **"Rancon Medical Office/Retail Project; PP
TPM 36492;"** located in the City of Wildomar; Riverside County, California

Dear Mr. Bassi::

The Native American Heritage Commission (NAHC) has reviewed the
above-referenced environmental document.

C-1

The California Environmental Quality Act (CEQA) states that any project
which includes archeological resources, is a significant effect requiring the
preparation of an EIR (CEQA guidelines 15064.5(b). To adequately comply with
this provision and mitigate project-related impacts on archaeological resources,
the Commission recommends the following actions be required:

C-2

Contact the appropriate Information Center for a record search to
determine :If a part or all of the area of project effect (APE) has been previously
surveyed for cultural places(s), The NAHC recommends that known traditional
cultural resources recorded on or adjacent to the APE be listed in the draft
Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage
is the preparation of a professional report detailing the findings and
recommendations of the records search and field survey. We suggest that this
be coordinated with the NAHC, if possible. The final report containing site forms,
site significance, and mitigation measurers should be submitted immediately to
the planning department. All information regarding site locations, Native
American human remains, and associated funerary objects should be in a
separate confidential addendum, and not be made available for pubic disclosure
pursuant to California Government Code Section 6254.10.

C-3

A list of appropriate Native American Contacts for consultation concerning
the project site has been provided and is attached to this letter to determine if the

C-4

Letter C Continued

proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People...with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies" and Executive Order B-10-11 requires consultation with Native American tribes their elected officials and other representatives of tribal governments to provide meaningful input into the development of legislation, regulations, rules, and policies on matters that may affect tribal communities.

C-5

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f).

C-6

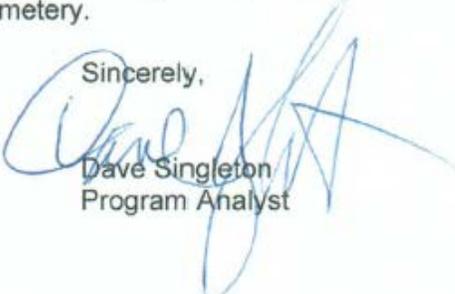
Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

C-7

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

C-8

Sincerely,


Dave Singleton
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

Letter C Continued

Native American Contacts
Riverside County California
December 3, 2013

Pala Band of Mission Indians
Historic Preservation Office/Shasta Gaughen
35008 Pala Temecula Road, PMB Luiseno
Pala , CA 92059 Cupeno
PMB 50
(760) 891-3515
sgaughen@palatribe.com
(760) 742-3189 Fax

Rincon Band of Mission Indians
Vincent Whipple, Tribal Historic Preservation Officer
1 West Tribal Road Luiseno
Valley Center, CA 92082
jmurphy@rincontribe.org
(760) 297-2635
(760) 297-2639 Fax

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369 Luiseno
Pauma Valley CA 92061
paumareservation@aol.com
(760) 742-1289
(760) 742-3422 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza , CA 92539
(951) 659-2700
(951) 659-2228 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.
gov
(951) 506-9491 Fax

Morongo Band of Mission Indians
William Madrigal, Jr., Cultural Resources Manager
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
wmadrigal@morongo-nsn.
gov
(951) 572-6004 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center, CA 92082
bomazzetti@aol.com
(760) 749-1051
(760) 749-8901 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013111063; cEQA Notice of Completion; proposed Mitigated Negative Declaration for the Rancon Medical Office/Retail Project, Plot Plan & Tentative Parcel Map No. 36492; located in the City of Wildomar; Riverside County, California.

Letter C Continued

Native American Contacts
Riverside County California
December 3, 2013

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-6100
hlaibach@pechanga-nsn.
gov
(951) 695-1778 FAX

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

William J. Pink
48310 Pechanga Road Luiseno
Temecula , CA 92592
wjpink@hotmail.com
(909) 936-1216
Prefers e-mail contact

Cahuilla Band of Indians
Luther Salgado, Chairperson
PO Box 391760 Cahuilla
Anza , CA 92539
Chairman@cahuilla.net
760-763-5549
760-763-2631 - Tribal EPA

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseño
Temecula , CA 92593
ahoover@pechanga-nsn.gov
951-770-8104
(951) 694-0446 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013111063; cEQA Notice of Completion; proposed Mitigated Negative Declaration for the Rancon Medical Office/Retail Project, Plot Plan & Tentative Parcel Map No. 36492; located in the City of Wildomar; Riverside County, California.

Comment Letter C
Native American Heritage Commission
December 3, 2013

- C-1** This letter and your comments have been noted and filed for the record.
- C-2** Comment noted. According to p. 78 of the Initial Study, on July 6, 2012, CRM TECH (Project Archaeologist) conducted the historical/archaeological resources records search at the Eastern Information Center (EIC), University of California, Riverside. During the records search, maps and records on file at the EIC were examined for previously identified cultural resources in or near the proposed Project area and existing cultural resources reports pertaining to the proposed Project vicinity.
- C-3** *Historical/Archaeological Resources Survey Report, Assessor's Parcel No. 380-350-022, City of Wildomar, Riverside County, California*, prepared by CRM TECH, dated August 1, 2012 was prepared for the proposed Project. Should any subsurface resources be encountered during site construction ground disturbance, all information regarding site locations shall be incorporated into a separate confidential addendum and not made available for public disclosure in accordance with California Government Code Section 6254.10.
- C-4** The list of Native American contacts has been reviewed and at least one Native American tribe (Pechanga Tribe) has submitted comments to the City. Mitigation measures CUL-1 through and CUL-6 will be implemented in a manner consistent with this comment.
- C-5** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project.
- C-6** Provisions have been made to monitor construction activities at the project site and any accidental exposure of cultural resources will be properly managed. A professional archaeologist will conduct the monitoring and the project developer has agreed to host a Native American monitor along with the professional archaeologist during original ground disturbing activities at the project site. Mitigation measures CUL-1 through and CUL-6 will be implemented in a manner consistent with this comment.
- C-7** The City has included in its mitigation provisions for avoidance for sacred and/or historical sites. Mitigation measure CUL-5 addresses this comment.
- C-8** The City has included in its mitigation a requirement to document and analyze any archaeological items, and mitigation measure CUL-3 includes coordination with local Native American representatives to ensure that any recovered artifacts or Native American human remains will be afforded the highest respect for tribal interests and concerns.

Letter D



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262



In Reply Refer To:
FWS-WRIV-14B0063-14CPA0016

Mr. Matthew Bassi
Planning Director
City of Wildomar
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92592

DEC 23 2013

Subject: Initial Study and Mitigated Negative Declaration for the Rancon Medical Office and Retail Project, City of Wildomar, Riverside County, California

Dear Mr. Bassi:

The U.S. Fish and Wildlife Service (Service) has reviewed the Initial Study and Mitigated Negative Declaration for the Rancon Medical Office and Retail Project (Project), which we received on December 3, 2013. The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*).

D-1

On June 22, 2004, the Service issued a section 10(a)(1)(B) permit for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP established a multiple species conservation program to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit. Permittees ensure covered activities are consistent with the MSHCP, its associated Implementing Agreement, and section 10(a)(1)(B) permit. The Service is providing the following comments as they relate to the Project's consistency with the MSHCP.

D-2

The Project design includes the subdivision of approximately 29.40 acres into 13 parcels that would include construction of commercial, retail, restaurant, office, and light industrial infrastructure. The proposed Project site is generally located at the southwest corner of Clinton Keith Road and Elizabeth Lane, west of Elizabeth Lane, north of Bunny Trail, and west of Yamas Drive, in the City of Wildomar, Riverside County, California. The entire project site is located within the MSHCP Plan Area and within the Elsinore Area Plan. The site is not located within an MSHCP Criteria Cell.

D-3

The Initial Study and associated Biological Resource Assessment identified two ephemeral streams within the Project area. The Initial Study concludes that, although the streams may

D-4

Letter D Continued

Mr. Matthew Bassi (FWS-WRIV-14B0063-14CPA0016)

2

meet the MSHCP definition of riparian/riverine, functions and values do not exist within the streams. As such, the protection of associated species is not required.

MSHCP Section 6.1.2 defines riparian/riverine areas as lands that contain habitat dominated by tree, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or that depend upon soil moisture from nearby fresh water sources; or areas with fresh water flow during all or a portion of the year. The purpose of the Riparian/Riverine Policy is to ensure the biological functions and values of these areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained. The on-site ephemeral streams are tributary to major regional watershed features (e.g., Murrieta Creek and Santa Margarita River). The ephemeral streams also transport hydrological flows, which support adjacent downstream riparian and riverine habitat. Therefore, the two ephemeral streams identified in the Initial Study meet the definition of riparian/riverine areas consistent with the MSHCP and are subject to the Riparian/Riverine Policy.

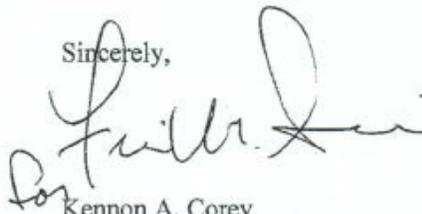
D-5

If impacts to riparian/riverine resources are not avoided, a Determination of Biologically Equivalent or Superior Preservation (DBESP) will be required. Because the two ephemeral streams within the Project area have water flow during a portion of the year and are tributary to major watershed features, we request a DBESP be prepared that includes an assessment of Project impacts to all areas subject to the Riparian/Riverine Policy. The DBESP should include an assessment of any impacts from the proposed Project to all hydrologic features covered by the riparian/riverine policy, mitigation for unavoidable impacts to those features, and an analysis sufficient to demonstrate that the proposed mitigation would result in preservation equal or superior to an avoidance alternative.

D-6

Thank you for the opportunity to review and comment on the Initial Study and Mitigated Negative Declaration. If you have any questions or comments about this letter or the MSHCP in general, please contact Chris Allen of the Service at 760-322-2070, extension 215.

Sincerely,



Kennon A. Corey
Assistant Field Supervisor

Comment Letter D
United States Department of the Interior Fish and Wildlife Service
December 23, 2013

- D-1** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project.
- D-2** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project.
- D-3** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project.
- D-4** Comment noted. No additional response is required and this comment shall be incorporated into the record of approval for this Project.

D-5, & D-6

The Applicant acknowledges the U.S. Fish and Wildlife Service (Service) concurrence with the determination that the two ephemeral drainages on the Rancon Medical Office and Retail Project (Project) site are riparian/riverine pursuant to Section 6.1.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Specifically, the MSHCP Consistency Analysis prepared by Principe and Associates (included as Appendix E of the Biological Resources Assessment/BRA for the Project) identified the two ephemeral drainages as Riverine based on the second part of the MSHCP definition of “*areas with fresh water flow during all or a portion of the year*” and due to a lack of riparian vegetation.

As outlined in the Initial Study and BRA, the Project will result in temporary impacts to a portion of the ephemeral drainages during construction until the proposed on-site storm drain system is installed, including water quality basins and/or biological swales. The on-site storm drain system will treat storm water runoff and carry flows consistent with local and regional storm flow requirements. As such, the on-site storm drain system is expected to improve existing conditions and consequently, have no impact on existing water quality downstream and off-site.

According to Section 6.1.2 of the MSHCP, for identified and mapped resources not necessary for inclusion in the MSHCP Conservation Area, applicable mitigation under CEQA, which may include federal and state regulatory standards related to wetland functions and values shall be imposed by the Permittees. To ensure that these standards are met, Permittees shall ensure that, through the CEQA process, project applicants develop project alternatives demonstrating efforts that first avoid, and then minimize direct and indirect effects to the wetlands mapped pursuant to this section and shall review these alternatives with the Permittee. An avoidance alternative shall be selected, if

feasible. If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term conservation of the areas to be avoided, and associated functions and values, through the use of deed restrictions, conservation easement, or other appropriate mechanisms.

If an avoidance alternative is not feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible shall be selected. Those impacts that are unavoidable shall be mitigated such that the lost functions and values as they relate to Covered Species are replaced under the Determination of Biologically Equivalent or Superior Preservation.

To clarify on the information provided in the Initial Study and BRA, the Applicant proposes to prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) to comply with Section 6.1.2 of the MSHCP. The MND identified impacts to jurisdictional features and contains **BIO-6**, which states the following:

“Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features (Figure 13, Impacts to Jurisdictional Features, of the BRA), the Project applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFG. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

- 1. On- and/or off-site replacement of USACE/RWQCB jurisdictional “waters of the U.S.”/“waters of the State” at a ratio no less than 1:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.*
- 2. On- and/or off-site replacement of CDFG jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.”*

Consistent with the Service’s letter, the DBESP will assess impacts to the drainages pursuant to the Riparian/Riverine Policy of the MSHCP, provide details on the proposed on-site storm drain system to mitigate for the unavoidable

impacts, and demonstrate that the proposed mitigation would result in equal or superior preservation to an avoidance alternative.

ATTACHMENT B

PC Resolution No. 14-14

PC RESOLUTION NO. 14-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36492 FOR THE SUBDIVISION OF 11.62 ACRES INTO 13 PARCELS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT SUBJECT TO CONDITIONS LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

WHEREAS, an application for Tentative Parcel Map No. 36492 to subdivide 11.62 acres into 13 parcels for medical office/commercial development has been filed by:

Applicant / Owner:	The Rancon Group
Authorized Agent:	Mr. Frank Igo, Director
Project Location:	SWC of Clinton Keith Road and Elizabeth Lane
APN Number:	380-250-022
Lot Area:	11.62 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 Parcel Map No. 36492 for the Rancon Medical Office/Retail 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 Parcel Map No. 36492 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 Parcel Map No. 36492 for the Rancon Medical Office/Retail 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 November 21, 2013, using a method required under CEQA Guidelines Section 15072, the City provided a Notice of Intent (NOI) to the Riverside County Clerk, 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 proposed project; and

WHEREAS, On November 21, 2013, the 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 November 21, 2013 and concluding on December 23, 2013 as required by CEQA Guidelines §15087. Said document was posted in three public places for review at the following locations: 1) Wildomar City Hall, 2) Wildomar Mission Trail Library, and 3) the City of Wildomar website; and

WHEREAS, during the 30-day public review period, the City received four (4) written comments concerning the revised/updated Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program; and

WHEREAS, the Planning Department has prepared formal responses to the four (4) comments received during the 30-day public review period (attached hereto this resolution as Exhibit 3)

WHEREAS, in accordance with Government Code Sections 65090, 65353 and 65355, the City of Wildomar Planning Department, on September 17, 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 Parcel Map No. 36492 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 September 19, 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 Parcel Map No. 36492 would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 65353, the City of Wildomar Planning Commission on October 1, 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 Parcel Map No. 36492.

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 Parcel Map No. 36492 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on October 1, 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 PARCEL 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 parcel map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Parcel Map No. 36492 is consistent with the City's General Plan in that the existing land use designation of Business Park is intended to provide for a variety of business park, office and retail uses. In reviewing the applicant's development proposal, the uses proposed for the project are consistent with the uses allowed under the Business Park land use designation. There is no specific plan governing this project. In terms of specific land use policies related to this project, the proposed parcel map promotes business activity as outlined in the business park land use policies:

- 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 11.62 acres. The tentative parcel map proposes to subdivide the project area into 13 parcels for medical office/commercial development. In reviewing the applicant's parcel map, the project site is physically suitable for the project, in that the site is not located within a flood plain and no major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for business park and commercial/retail development. Further, the Project has been designed to meet all city standards related to access, parking, etc. Given this the proposed parcel 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 Parcel Map No. 36492. 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 parcel map meets this finding.

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

Evidence: The design of the subdivision is in conformance with the City's General Plan, 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 parcel map project meets this finding.

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

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

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts PC Resolution No. 14-14 approving Tentative Parcel Map No. 36492 (Planning Application No. 12-0053) subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 1st day of October 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:

Erica L. Vega, Assistant City Attorney

**ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – Rancon Medical Office/Retail Project**

Project Application: Tentative Parcel Map No. 36492

APN: 380-250-022

**Planning Commission Approval Date:
Tentative Parcel Map No. 36492 – October 1, 2014**

**Project Expiration Date:
Tentative Parcel Map No. 36492 – October 1, 2017**

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	<p>In compliance with Section 15094 of the CEQA Guidelines, the fee to file a Notice of Determination (NOD) shall be paid by the Applicant no later than October 1, 2014. The NOD and fee shall be filed with the Riverside County Clerk within five (5) working days of project approval by the Planning Commission (10/8/14). The Notice shall include the required California Department of Fish and Game (Code Section 711.4.d.3) and Riverside County Clerk fee totaling \$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:</p> <p>a. California Department of Fish & Game = \$2,231.25 b. Riverside County Clerk Admin. Fee = \$50.00</p>	<p align="center">Oct. 1, 2014 & Oct. 8, 2014</p>	<p align="center">Planning Department</p>	
2.	<p>The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than October 15, 2014.</p> <hr/> <p>Applicant Signature: _____ Date: _____</p>	<p align="center">Oct. 15, 2014</p>	<p align="center">Planning Department</p>	
3.	<p>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</p>	<p align="center">On-Going</p>	<p align="center">Planning Department</p>	

ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – Rancon Medical Office/Retail Project

Project Application: Tentative Parcel Map No. 36492

APN: 380-250-022

Planning Commission Approval Date:
Tentative Parcel Map No. 36492 – October 1, 2014

Project Expiration Date:
Tentative Parcel Map No. 36492 – October 1, 2017

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

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 Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.

ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – Rancon Medical Office/Retail Project

Project Application: Tentative Parcel Map No. 36492

APN: 380-250-022

Planning Commission Approval Date:
Tentative Parcel Map No. 36492 – October 1, 2014

Project Expiration Date:
Tentative Parcel Map No. 36492 – October 1, 2017

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

4.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days (1/1/15) from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	Jan. 1, 2015	Planning Department	
5.	Approval of Tentative Parcel Map No. 36492 (Planning Application No. 12-0053) shall expire on <u>October 1, 2017</u> if the final map has not been recorded. The applicant may file with the Planning Department a request for a one-year time extension as permitted in the Wildomar Subdivision Ordinance provided a written request is made with the required EOT application and fee no later than <u>August 1, 2017</u> (60 days prior to expiration).	Aug. 1, 2017	Planning Department	
6.	Within 30 days of approval by the Planning Commission of Tentative Parcel Map No. 36492, the applicant shall pay all outstanding deposit account balances, as applicable. Failure to pay the outstanding balance by the due date may result in delays in the processing of the final map.	Nov. 1, 2014	Planning Department	
7.	Tentative Parcel Map No. 36492 shall be subdivided in accordance with the tentative parcel map approved by the Planning Commission on October 1, 2014. The applicant may request a modification/revision to the approved project as outlined in the Wildomar Subdivision Ordinance.	On-Going	Planning Department	
8.	The proposed development project under Plot Plan No. 12-0053 shall comply with the standards and requirements of the City's Light Pollution Ordinance (Chapter 8.64 of the WMC).	On-Going	Planning Department	

ATTACHMENT B - EXHIBIT 1
CONDITIONS OF APPROVAL – Rancon Medical Office/Retail Project

Project Application: Tentative Parcel Map No. 36492

APN: 380-250-022

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9.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Department	
10.	All grading shall conform to the California Building Code, Ordinance 457, 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	Planning Department	
11.	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). 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.	On-Going	Planning Department	
12.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	
13.	The proposed Project shall comply with the requirements of Chapter 9.48 of the WMC.	On-Going	Planning Department	
14.	If human remains are encountered during grading activities, State Health and Safety Code Section 7050.5 states that no further	On-Going	Planning & Engineering Depts.	

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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.

MITIGATED NEGATIVE DECLARATION (MND) Mitigation Measures:

15. **AQ-1** Construction Mitigation
- a. Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (i.e., install wheel shakers, wheel washers, and limit site access.)
 - b. Limit fugitive dust sources to 20 percent opacity.
 - c. Require a dust control plan for earthmoving operations.
 - d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
 - e. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.

During construction activities

Planning and Public Works Departments

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- f. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.
- g. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.
- h. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.
- i. Require high pressure injectors on diesel construction equipment.*
- j. Utilize only CARB Tier 3 or better certified equipment for construction activities.*
- k. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use and/or idling in excess of 3 minutes.*
- l. Suspend use of all construction equipment operations during second stage smog alerts.*

* Would reduce impacts to GHG's as well

16. **AQ-2** Operation Mitigation
- a. Install EV charging facilities for a minimum of 1% of all parking spaces.*
 - b. Provide preferential parking locations for EVs and CNG vehicles.*
 - c. Plant shade trees in parking lots to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.*
 - d. Plant Low-OFP, native, drought-resistant, tree and shrub

Implemented during site plan/plan check review and verified prior to Certificate of Occupancy

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species, 20% in excess of that required by city ordinance. Consider roadside, sidewalk, and driveway shading.*

- e. Prohibit gas powered landscape maintenance equipment. Require landscape maintenance companies to use battery powered or electric equipment **or** contract only with commercial landscapers who operate with equipment that complies with the most recent California Air Resources Board certification standards, or standards adopted no more than three years prior to date of use or any combination of these two themes.*
- f. Provide secure, bicycle parking for employees.*
- g. Provide direct safe, direct bicycle access to adjacent bicycle routes.*
- h. Provide short-term bicycle parking for retail customers and other non-commute trips.*

* Would reduce impacts to GHG's as well

17. **BIO-1** Prior to any off-site grading, a biologist should assess the area to determine if potentially suitable habitat for sensitive plant species occurs. If potentially suitable habitat is determined present, focused surveys should be conducted for sensitive plant species.

Implemented prior to any off-site grading

City of Wildomar
Planning and Public Works Departments

18. **BIO-2** The proposed Project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area and will be subject to the SKR HCP Fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently \$500 per gross acre of the parcels proposed for development and must be paid upon issuance of a Grading Permit. The payment of this fee will mitigate for any impacts to the Stephen's Kangaroo Rat habitat.

The fee must be paid prior to the issuance of a grading permit

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19.	BIO-3 Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future.	Implemented 30 days prior to ground disturbance	City of Wildomar Planning and Engineering Departments	
20.	BIO-4 If burrowing owls are determined present following focused surveys, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the <i>Staff Report on Burrowing Owl Mitigation</i> published by Department of Fish and Game (March 7, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by CDFG. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the <i>Staff Report on Burrowing Owl Mitigation</i> .	Implemented prior to ground any disturbance for Phase 2	City of Wildomar Planning and Engineering Departments	
21.	BIO-5 Prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests, the Project applicant shall demonstrate to the satisfaction of the City of Wildomar that either of the following have been or will be accomplished. 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts	Implemented prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests	City of Wildomar Planning and Engineering Departments	

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	<p>to nesting birds.</p> <p>2. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.</p>			
22.	<p>BIO-6 Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features (Figure 13, Impacts to Jurisdictional Features, of the BRA), the Project applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFG. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <p>1. On- and/or off-site replacement of USACE/RWQCB jurisdictional "waters of the U.S.," "waters of the State" at a ratio no less than 1:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.</p> <p>2. On- and/or off-site replacement of CDFG jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for</p>	<p>Implemented prior to ground any disturbance in areas designated as jurisdictional features</p>	<p>City of Wildomar Planning and Engineering Departments</p>	

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permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.

23. **CUL-1** Prior to any ground-disturbing activity, the Project applicant(s) shall include the following wording in 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 and the Developer, the project archaeologist and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. The Planning Director and 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 Planning Commission and/or City Council. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique, as

As a condition of project approval, and implemented during ground-disturbing construction activities

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	defined by relevant state and local law, mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.			
24.	CUL-2 At least 30 days prior to seeking a grading permit, the Project applicant(s) shall contact the appropriate Tribe ² to notify the Tribe of grading, excavation, and the adopted 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 Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; 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.	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
25.	CUL-3 Prior to any authorizing ground-disturbing activity, the Project applicant(s) shall include the following wording on all construction contract documentation:	As a condition of Project approval, and implemented	City of Wildomar Engineering and Planning Departments	

² It is anticipated that the Pechanga Tribe will be the “appropriate” Tribe due to their prior and extensive coordination with the City and project applicant in determining potentially significant impacts and appropriate mitigation measures.

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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” within 24 hours of receiving notification from the Coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

during ground-disturbing construction activities

26. **CUL-4** All cultural materials – with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in CUL-2, that are collected during the grading monitoring program and from any previous archaeological 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 CRF Part 79 for federal repositories.

As a condition of project approval, and implemented during ground-disturbing construction activities

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27. 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 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 Engineering and Planning Departments	
28. CUL-6 To address the possibility that cultural resources may be encountered during grading or construction, in addition to Tribal monitors, a qualified archaeologist shall monitor all construction activities that could potentially impact archaeological (e.g., grading, excavation, and/or trenching). However, monitoring may 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	
29. CUL-7 A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities in areas identified as likely to contain paleontological resources. Monitoring will be conducted in areas of grading or excavation in undisturbed outcrops of the Pleistocene-age Pauba Formation, 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	As a condition of Project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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	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 upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.			
30.	CUL-8 Recovered specimens shall be prepared to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates if necessary.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
31.	CUL-9 Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur (e.g., the Western Center for Archaeology and Paleontology Museum on Searl Parkway in Hemet, California).	As a condition of project approval, and implemented during ground-disturbing activities	City of Wildomar Engineering and Planning Departments	
32.	HAZ-1 All spills or leakage of any hazardous products, including petroleum products, during regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

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	Stormwater Pollution Prevention Plan prepared for the Project development.			
33.	HAZ-2 Prior to the certificate of occupancy for a medical office use, a Hazardous Materials and Waste Management Plan shall be submitted to the City for review and retention. This Plan shall be implemented by the medical offices (where hazardous substances are used) and annually a report of any accidental releases of hazardous substances, impacts to the environment or humans, and the management actions taken to control and remediate such spills shall be submitted to the City.	Prior to the issuance of a building permit	City of Wildomar Building and Safety Department	
34.	HAZ-3 As part of a Business Plan submitted to the City of Wildomar Fire Department, the medical offices that handle hazardous materials shall include copies of Material Safety Data Sheets for the hazardous substances (other than medications) utilized by the facility(ies).	Prior to the issuance of a building permit	City of Wildomar Building and Safety and Fire Departments	
35.	HAZ-4 Any storage facility for gas canisters containing hazardous or toxic substances shall be enclosed and capable of containing any accidental releases of gas. A warning device shall be incorporated into the design of the gas storage containment facility that is capable of identifying accidental releases. Venting of any released gases shall be accomplished without creating hazards for the surrounding environment or population. Any leaks shall be reported immediately to the City Fire Department as well as other regulatory agencies that are in the reporting chain.	Prior to the issuance of a building permit	City of Wildomar Building and Safety and Fire Departments	

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36. **HYD-1** Prior to the approval of the grading permit on the proposed Project site, the Project applicant(s) shall be required to prepare a stormwater pollution and prevention plan (SWPPP) consistent with the 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 proposed Project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the proposed Project site at all times. In addition, the Project applicant(s) will be required to submit, and obtain City approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit for future development on the proposed Project site in order to comply with the Areawide Urban Runoff Management Program. The proposed 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

Prior to the issuance of a grading permit

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	vegetated swales and a detention basin, or an infiltration device.			
37.	NOI-1 To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Wildomar Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Wildomar Building Department.	Implemented during Project operations	City of Wildomar Building Department	
38.	NOI-2 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors (within 100 feet of any occupied residence) nearest the proposed Project site during all proposed Project construction.	Implemented during Project operations	City of Wildomar Building Department	
39.	NOI-3 Stationary noise-generating construction equipment shall be placed a minimum of 320 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible.	Implemented during Project operations	City of Wildomar Building Department	
40.	NOI-4 Noise control barriers with a height of 6 feet are required where grading will occur within 100 feet of any occupied residence. It is important to note that the barriers' attenuation will be	Prior to the issuance of occupancy permits	City of Wildomar Building and Planning Departments	

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	accomplished only if the 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.	and during project operations		
41.	NOI-5 Roof-mounted air conditioning equipment shall be set back either 25 feet from the building's closest edge or to a distance capable of breaking the line-of-sight of equipment from neighboring potential receivers, whichever provides the greater set back from the building's edge of the two. A subsequent noise study shall be submitted by the applicant and reviewed and approved at building plan check stage by the City to ensure that the AC units are not generating noise in excess of what is allowed under Chapter 9.48 of the Wildomar Municipal Code.	Reviewed at building plan check	City of Wildomar Building Department	
42.	TR-1 The direct traffic impacts generated by the proposed Project can be mitigated to a less than significant level, to meet the required level of service of the following recommended improvements are implemented, prior to the respective phase of development: On-Site Recommendations: <u>Roadways</u> <ul style="list-style-type: none"> • Construct partial width improvements on the southerly side of Clinton Keith Road at its ultimate cross-section as an urban 	Implemented during the appropriate Phase of proposed Project construction	City of Wildomar Public Works Department	

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arterial highway (152' right-of-way) adjacent to proposed Project boundary line.

- Construct partial width improvements on the westerly side of Elizabeth Lane at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line.
- Construct partial width improvements on the easterly side of Yamas Drive at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line.

Intersections (proposed Project's actual improvements necessary are shown in *bold, italic, underlined*. The items that are not bold, italic, underlined are already existing)

Construct the intersection of proposed Project Driveway 1 (NS) and Clinton Keith Road (EW) to restrict movement to right-in and right-out only from the driveway with the following geometrics:

Northbound: *One right-turn lane. Stop controlled.*

Southbound: Not applicable.

Eastbound: One through lane. *One right-turn lane.*

Westbound: One through lane.

Install a traffic signal at the intersection of Elizabeth Lane (NS) and Clinton Keith Road (EW) to include the following geometrics:

Northbound: *One left-turn lane. One shared through and right-turn lane.*

Southbound: *One left-turn lane. One shared through and right-turn lane.*

Eastbound: One left-turn lane. One through lane. *One right-turn lane.*

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Tentative Parcel Map No. 36492 – October 1, 2014

Project Expiration Date:
Tentative Parcel Map No. 36492 – October 1, 2017

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
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Westbound: One left-turn lane. One through lane. One shared through and right-turn lane.

Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 2 (EW) with the following geometrics:

Northbound: One shared left-turn, through and right-turn lane.

Southbound: One shared left-turn, through and right-turn lane.

Eastbound: One shared left-turn, through and right-turn lane. Stop controlled.

Westbound: One shared left-turn, through and right-turn lane. Stop controlled.

Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 3 (EW) with the following geometrics:

Northbound: One shared left-turn and through lane.

Southbound: One shared through and right-turn lane.

Eastbound: One shared left-turn and right-turn lane. Stop controlled.

Westbound: Not applicable.

Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics:

Northbound: Not applicable.

Southbound: One right-turn lane.

Eastbound: One shared left-turn and right-turn lane. Stop controlled

Westbound: Not applicable.

Construct the intersection of Project Driveway 4 (NS) and Bunny Trail (EW) with the following geometrics:

Northbound: Not Applicable.

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CONDITIONS OF APPROVAL – Rancon Medical Office/Retail Project**

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Southbound: One shared left-turn & right-turn lane. Stop controlled.
 Eastbound: One shared left-turn and through lane.
 Westbound: One shared through and right-turn lane.
 Construct the intersection of Yamas Drive (NS) and proposed Project Driveway 5(EW) with the following geometrics:
 Northbound: One shared through and right-turn lane.
 Southbound: One shared left-turn and through lane.
 Eastbound: Not applicable.
 Westbound: One shared left-turn and right-turn lane. Stop controlled.
 Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics:
 Northbound: One shared through and right-turn lane.
 Southbound: One shared left-turn and through lane.
 Eastbound: Not applicable.
 Westbound: One shared left-turn & right-turn lane. Stop controlled.

Prior to Issuance of a Grading Permit

43. Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.

On-Going

Planning Department

44. Prior to the issuance of the 1st grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. The request for a haul permit shall include a haul route plan addressing the 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 haul permit shall

Prior to Issuance of
a Grading Permit

Planning &
Engineering Depts.

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	be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site was not previously evaluated by the mitigated negative declaration, a grading EA shall be approved by the planning director prior to the issuance of the haul permit.			
45.	Concurrent with the precise grading plan submittal, the applicant shall submit two sets of detailed landscape and irrigation plans, including on-site and public right-of-way areas. The landscaping and irrigation plans shall be approved by the Planning Department prior to the issuance of any grading permit for the project.	Prior to Issuance of a Grading Permit	Planning Department	

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PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Requirements/Conditions

1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	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.	
3.	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.	
4.	Should this project lie within any assessment/benefit district, the project proponent shall, 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.	
5.	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.	
6.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	

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7.	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.	
8.	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.	
9.	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.	

Prior to Recordation of the Final Map

10.	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. Should the developer execute an Improvement Agreement and Security, improvement plans will be required prior to issuance of Building Permit and construction complete prior to first certificate of occupancy. Refer to Conditions of Approval for the Plot Plan 12-0053.	Prior to Final Map Approval for All Phases	Public Works Dept.	
11.	Prior to Final Map approval, the developer shall dedicate the southern half - section of Clinton Keith Road, measured, 76' from the approved centerline. Right of way will be based on a modified 152' urban arterial, Standard No. 91, in accordance with the City of Wildomar	Prior to Recordation of Final Map	Engineering Dept.	

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	Improvement Standards & Specifications and to the satisfaction of the City Engineer. Refer to MND Mitigation Measure TR-1.			
12.	Prior to Final Map approval, the developer shall dedicate the western half - section of Elizabeth Lane, measured, 39' from the approved centerline. Right of way will be based on a 78' industrial collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. Refer to MND Mitigation Measure TR-1.	Prior to Recordation of Final Map; Construction southerly of Parcel 2 may be deferred by Agreement	Engineering Dept.	
13.	Prior to Final Map approval, the developer shall dedicate the northerly half - section of Bunny Trail, measured, 39' from the approved centerline. Right of way will be based on a 78' industrial collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map; Construction may be deferred by Agreement	Engineering Dept.	
14.	Prior to Final Map approval, the developer shall dedicate the easterly half - section of Yamas Drive, measured, 39' from the approved centerline. Right of way will be based on a 78' industrial collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. The developer shall prepare legal description and plat to support City acceptance by Resolution the road easement for Yamas Drive to be recorded prior to recordation of the Final Map.	Prior to Recordation of Final Map; Construction may be deferred by Agreement	Engineering Dept.	
15.	The Applicant shall provide a reciprocal access easement between the parcels 1, 2 and 3 to ensure access to Clinton Keith Road and Elizabeth Lane. And provide a reciprocal access easement between parcels 2 and 4 to ensure access to Elizabeth Lane. The location of the access point(s) shall be to the satisfaction of the City Engineer and	Prior to Recordation of Final Map	Engineering Dept.	

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	will be approved when these parcels are developed.			
16.	Prior to Final Map approval, the developer shall dedicate easements for the storm drainage systems as shown on the tentative map. Facilities that are to be owned and maintained by Riverside County Flood Control and Water Conservation District (RCFC) shall be reviewed, approved and agreements executed.	Prior to Recordation of Final Map	Engineering Dept.	
17.	Prior to Final Map approval, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	

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RIVERSIDE COUNTY FIRE DEPARTMENT

General Conditions – Parcel Map No. 36492

1.	<p><u>10.FIRE.999PC - #01 – West Fire Protection Planning Office Responsibility IN EFFECT</u> It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence. Additional information is available at our website: www.rvcfire.org go to the link marked “Ordinance 787”. Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777.</p>	On-Going	Fire Department	
2.	<p><u>10.FIRE.999 CASE –CITY CASE STATEMENT IN EFFECT</u> With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and /or recognized fire protection standards:</p>	On-Going	Fire Department	
3.	<p><u>10.FIRE.999 MAP #50-BLUE DOT REFLECTORS IN EFFECT</u> Blue retro-reflective pavement markers shall be mounted on private streets, 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>	On-Going	Fire Department	
4.	<p><u>10.FIRE.999 MAP-15-POTENTIAL FIRE FLOW IN EFFECT</u> Minimum required fire flow shall be 40000 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. An actual fire flow</p>	On-Going	Fire Department	

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available from any one hydrant shall be 2500 GP for 2 hours duration at 20 PSI residual operating pressure.

5. 10.FIRE.999 MAP-#14-COM/RES/HYD/SPACING IN EFFECT
 Approved super fire hydrants, (6" x 4" x 2 ½ ") shall be located at each street not more than 350 feet apart in any direction, with no portion of any lot frontage more than 210 feet from a fire hydrant.

On-Going

Fire Department

Prior to Recordation of Final Map – Parcel Map No. 36492

6. 50.FIRE.999 MAPS-#46-WATER PLANS IN EFFECT
 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

7. 50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS IN EFFECT
 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

ELSINORE VALLEY MUNICIPAL WATER DISTRICT CONDITIONS

1. The applicant shall be required to comply with all applicable EVMWD water and sewer conditions of approval for Parcel Map No. 36492 and Plot Plan No. 12-0053. The applicant shall contact Imad Baiyasi at 951-674-3146, Ext. 8786 for additional details.

On-Going

EVMWD Staff

ATTACHMENT D

**PC Resolution No. 14-15
Plot Plan No. 12-0053**

PC RESOLUTION NO. 14-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE, AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

WHEREAS, an application for Plot Plan No. 12-0053 to develop a 96,240 square feet medical office/commercial development has been filed by:

Applicant / Owner:	The Rancon Group
Authorized Agent:	Mr. Frank Igo, Director
Project Location:	SWC of Clinton Keith Road and Elizabeth Lane
APN Number:	380-250-022
Lot Area:	11.62 acres

WHEREAS, in accordance with 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 Plot Plan No. 12-0053 for the Rancon Medical Office/Retail Project; and

WHEREAS, the proposed Plot Plan No. 12-0053 for the Rancon Medical Office/Retail 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, in accordance Wildomar Municipal Code sections 17.216.050(B) and 17.192.040, the City of Wildomar Planning Department, on September 17, 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 Plot Plan No. 12-0053 would be considered by the Planning Commission; and

WHEREAS, in accordance with Wildomar Municipal Code sections 17.216.050(B) and 17.192.040, the City of Wildomar Planning Department, on September 19, 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 Plot Plan No. 12-0053 would be considered by the Planning Commission; and

WHEREAS, in accordance with Wildomar Municipal Code section 17.216.050(B), the City of Wildomar Planning Commission on October 1, 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 Plot Plan No. 12-0053.

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 Plot Plan No. 12-0053 is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on October 1, 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. PLOT PLAN FINDINGS.

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

- A. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of state law and City ordinances.

Evidence: The future business park area and proposed medical office and commercial/retail use is consistent with the surrounding the existing General Plan Land Use designation of Business Park and Zoning designation of Industrial Park (I-P) as the proposed uses are allowed and encourage in these designations. Further, the project complies with all applicable development standards of the I-P zone, including but not limited to, parking, setbacks, building height, landscaping etc. The project will be consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards. Additionally, conditions have been added to the project to ensure that all the minimum requirements of the City Zoning Ordinance are met.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

Evidence: The proposed project is located in an area planned and zoned for business park and commercial land uses according to the General Plan and Zoning Ordinance. The proposed plot plan meets and exceeds the minimum development standards of the I-P zone which is intended to protect the public health, safety, and general welfare. Further, access and site development plan, including the architectural elevations have been designed to be consistent with the zone standards related to the proposed uses, which further protecting the public health, safety, and general welfare. Therefore, this finding has been met.

- C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The adjacent properties have similar compatible land use designations that encourage a combination of business park and commercial development under the BP land use designation and I-P zoning designation.

- D. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The project is located at the southeastern portion of the City where access to the site is provided by Clinton Keith Road and Elizabeth Lane. These streets, and the proposed interior driveways have all been designed in accordance with city regulations and standards and will be able to handle the traffic typically generated from the project. Further, all public improvements will be provided in accordance with City requirements.

- E. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The construction of the medical office and commercial/retail development has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the relating to storm water runoff management and other drainage controls regulations (i.e., WQMP). The project drainage design will capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project design and release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation. Further, the IS/MND analyzed potential impacts related to drainage conditions and based on the improvements being conditioned on the project, the plot plan takes into

consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

- F. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project proposes to construct business park and commercial/retail land uses on individual parcels as proposed under Tentative Parcel Map No. 36492.

SECTION 3. PLANNING COMMISSION ACTION

Based upon the findings above, the Planning Commission hereby adopts PC Resolution No. 14-15 approving Plot Plan No. 12-0053, subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 1st day of October 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:

Erica L. Vega, Assistant City Attorney

ATTACHMENT C - EXHIBIT 1
CONDITIONS OF APPROVAL - Rancon Medical Office/Retail Project

Project Application: PLOT PLAN NO. 12-0053

APN: 380-250-022

Planning Commission Approval Date:
Plot Plan No. 12-0053 – October 1, 2014

Project Expiration Date:
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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	<p>In compliance with Section 15094 of the CEQA Guidelines, the fee to file a Notice of Determination (NOD) shall be paid by the Applicant no later than October 1, 2014. The NOD and fee shall be filed with the Riverside County Clerk within five (5) working days of project approval by the Planning Commission (10/8/14). The Notice shall include the required California Department of Fish and Game (Code Section 711.4.d.3) and Riverside County Clerk fee totaling \$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:</p> <p>c. California Department of Fish & Game = \$2,231.25</p> <p>d. Riverside County Clerk Admin. Fee = \$50.00</p>	<p>Oct. 1, 2014 & Oct. 8, 2014</p>	<p>Planning Department</p>	
2.	<p>The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than October 15, 2014.</p> <hr/> <p>Applicant Signature: _____ Date: _____</p>	<p>Oct. 15, 2014</p>	<p>Planning Department</p>	
3.	<p>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</p>	<p>On-Going</p>	<p>Planning Department</p>	

ATTACHMENT C - EXHIBIT 1
CONDITIONS OF APPROVAL - Rancon Medical Office/Retail Project

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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 Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices.

ATTACHMENT C - EXHIBIT 1
CONDITIONS OF APPROVAL - Rancon Medical Office/Retail Project

Project Application: PLOT PLAN NO. 12-0053

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	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.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days (1/1/15) from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	Jan. 1, 2015	Planning Department	
5.	Approval of Plot Plan No. 12-0053 shall expire on <u>October 1, 2016</u> if the grading/building permits have not been issued and construction work has commenced. The applicant may file with the Planning Department a request for a one-year time extension as permitted in the Wildomar Zoning Ordinance provided a written request is made with the required application and fee no later than <u>August 1, 2016</u> (60 days prior to expiration).	Aug. 1, 2016	Planning Department	
6.	Within 30 days of approval by the Planning Commission of Plot Plan No. 12-0053, the applicant shall pay any outstanding deposit account balance, if applicable. Failure to pay the outstanding balance by the due date may result in delays in the submittal of grading and building plans.	Nov. 1, 2014	Planning Department	
7.	Plot Plan No. 12-0053 shall be developed in accordance with the t plot plan approved by the Planning Commission on October 1, 2014. If the project requires a modification/revision to the approved plans, the applicant may file a substantial conformance application (and fee) for review by the Planning Department in accordance with Section 17.228 of the Zoning Ordinance.	On-Going	Planning Department	

**ATTACHMENT C - EXHIBIT 1
CONDITIONS OF APPROVAL - Rancon Medical Office/Retail Project**

Project Application: PLOT PLAN NO. 12-0053

APN: 380-250-022

**Planning Commission Approval Date:
Plot Plan No. 12-0053 – October 1, 2014**

**Project Expiration Date:
Plot Plan No. 12-0053 – October 1, 2016**

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8.	The proposed development project under Plot Plan No. 12-0053 shall comply with the standards and requirements of the City's Light Pollution Ordinance (Chapter 8.64 of the WMC).	On-Going	Planning Department	
9.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Department	
10.	All grading shall conform to the California Building Code, Ordinance 457, 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	Planning Department	
11.	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). 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.	On-Going	Planning Department	
12.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	

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13.	The proposed Project shall comply with the requirements of Chapter 9.48 of the WMC.	On-Going	Planning Department	
14.	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.	

MITIGATED NEGATIVE DECLARATION (MND) Mitigation Measures:

15.	<p>AQ-1 Construction Mitigation</p> <ul style="list-style-type: none"> a. Install and maintain track-out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (i.e., install wheel shakers, wheel washers, and limit site access.) b. Limit fugitive dust sources to 20 percent opacity. c. Require a dust control plan for earthmoving operations. d. When materials are transported off-site, all material shall be 	During construction activities	Planning and Public Works Departments	
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covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

- e. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.
- f. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.
- g. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.
- h. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.
- i. Require high pressure injectors on diesel construction equipment.*
- j. Utilize only CARB Tier 3 or better certified equipment for construction activities.*
- k. The developer shall require all contractors to turn off all construction equipment and delivery vehicles when not in use and/or idling in excess of 3 minutes.*
- l. Suspend use of all construction equipment operations during second stage smog alerts.*

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* Would reduce impacts to GHG's as well

16. **AQ-2** Operation Mitigation
- a. Install EV charging facilities for a minimum of 1% of all parking spaces.*
 - b. Provide preferential parking locations for EVs and CNG vehicles.*
 - c. Plant shade trees in parking lots to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.*
 - d. Plant Low-OFP, native, drought-resistant, tree and shrub species, 20% in excess of that required by city ordinance. Consider roadside, sidewalk, and driveway shading.*
 - e. Prohibit gas powered landscape maintenance equipment. Require landscape maintenance companies to use battery powered or electric equipment **or** contract only with commercial landscapers who operate with equipment that complies with the most recent California Air Resources Board certification standards, or standards adopted no more than three years prior to date of use or any combination of these two themes.*
 - f. Provide secure, bicycle parking for employees.*
 - g. Provide direct safe, direct bicycle access to adjacent bicycle routes.*
 - h. Provide short-term bicycle parking for retail customers and other non-commute trips.*

Implemented during site plan/plan check review and verified prior to Certificate of Occupancy

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17. BIO-1 Prior to any off-site grading, a biologist should assess the area to determine if potentially suitable habitat for sensitive plant species occurs. If potentially suitable habitat is determined present, focused surveys should be conducted for sensitive plant species.	Implemented prior to any off-site grading	City of Wildomar Planning and Public Works Departments	
18. BIO-2 The proposed Project site is within the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area and will be subject to the SKR HCP Fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is currently \$500 per gross acre of the parcels proposed for development and must be paid upon issuance of a Grading Permit. The payment of this fee will mitigate for any impacts to the Stephen's Kangaroo Rat habitat.	The fee must be paid prior to the issuance of a grading permit	City of Wildomar Planning and Public Works Departments	
19. BIO-3 Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future.	Implemented 30 days prior to ground disturbance	City of Wildomar Planning and Engineering Departments	
20. BIO-4 If burrowing owls are determined present following focused surveys, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the <i>Staff Report on Burrowing Owl Mitigation</i> published by Department of Fish and Game (March 7, 2012)	Implemented prior to ground any disturbance for Phase 2	City of Wildomar Planning and Engineering	

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including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and approved by CDFG. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the *Staff Report on Burrowing Owl Mitigation*.

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21. **BIO-5** Prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests, the Project applicant shall demonstrate to the satisfaction of the City of Wildomar that either of the following have been or will be accomplished.
1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.
 2. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) will be

Implemented prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests

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delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

22. **BIO-6** Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features (Figure 13, Impacts to Jurisdictional Features, of the BRA), the Project applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFG. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:
1. On- and/or off-site replacement of USACE/RWQCB jurisdictional "waters of the U.S.,"/"waters of the State" at a ratio no less than 1:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.
 2. On- and/or off-site replacement of CDFG jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-Project conditions (i.e., pre-Project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at

Implemented prior to ground any disturbance in areas designated as jurisdictional features

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an agency-approved off-site mitigation bank.

23. **CUL-1** Prior to any ground-disturbing activity, the Project applicant(s) shall include the following wording in 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 and the Developer, the project archaeologist and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director and a qualified, neutral archeologist hired by the applicant and the Tribe for decision. 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 Planning Commission and/or City Council. 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, mitigation would 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

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24.	<p>CUL-2 At least 30 days prior to seeking a grading permit, the Project applicant(s) shall contact the appropriate Tribe³ to notify the Tribe of grading, excavation, and the adopted 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 Tribal monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; 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.</p>	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
25.	<p>CUL-3 Prior to any authorizing ground-disturbing activity, the Project applicant(s) shall include the following wording on all construction contract documentation:</p> <p>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</p>	As a condition of Project approval, and implemented during ground-disturbing construction	City of Wildomar Engineering and Planning Departments	

³ It is anticipated that the Pechanga Tribe will be the “appropriate” Tribe due to their prior and extensive coordination with the City and project applicant in determining potentially significant impacts and appropriate mitigation measures.

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	<p>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" within 24 hours of receiving notification from the Coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	<p>activities</p>		
<p>26.</p>	<p>CUL-4 All cultural materials – with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in CUL-2, that are collected during the grading monitoring program and from any previous archaeological 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 CRF Part 79 for federal repositories.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
<p>27.</p>	<p>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</p>	<p>As a condition of project approval, and implemented</p>	<p>City of Wildomar Engineering and Planning Departments</p>	

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	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.	during ground-disturbing construction activities		
28.	CUL-6 To address the possibility that cultural resources may be encountered during grading or construction, in addition to Tribal monitors, a qualified archaeologist shall monitor all construction activities that could potentially impact archaeological (e.g., grading, excavation, and/or trenching). However, monitoring may 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	
29.	CUL-7 A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities in areas identified as likely to contain paleontological resources. Monitoring will be conducted in areas of grading or excavation in undisturbed outcrops of the Pleistocene-age Pauba Formation, 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	As a condition of Project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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	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 upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.			
30.	CUL-8 Recovered specimens shall be prepared to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates if necessary.	As a condition of project approval, and implemented during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
31.	CUL-9 Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur (e.g., the Western Center for Archaeology and Paleontology Museum on Searl Parkway in Hemet, California).	As a condition of project approval, and implemented during ground-disturbing activities	City of Wildomar Engineering and Planning Departments	
32.	HAZ-1 All spills or leakage of any hazardous products, including petroleum products, during regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure shall be incorporated into the Stormwater Pollution Prevention Plan prepared for the Project development.	Prior to the issuance of a grading permit	City of Wildomar Engineering Department	

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33.	<p>HAZ-2 Prior to the certificate of occupancy for a medical office use, a Hazardous Materials and Waste Management Plan shall be submitted to the City for review and retention. This Plan shall be implemented by the medical offices (where hazardous substances are used) and annually a report of any accidental releases of hazardous substances, impacts to the environment or humans, and the management actions taken to control and remediate such spills shall be submitted to the City.</p>	Prior to the issuance of a building permit	City of Wildomar Building and Safety Department	
34.	<p>HAZ-3 As part of a Business Plan submitted to the City of Wildomar Fire Department, the medical offices that handle hazardous materials shall include copies of Material Safety Data Sheets for the hazardous substances (other than medications) utilized by the facility(ies).</p>	Prior to the issuance of a building permit	City of Wildomar Building and Safety and Fire Departments	
35.	<p>HAZ-4 Any storage facility for gas canisters containing hazardous or toxic substances shall be enclosed and capable of containing any accidental releases of gas. A warning device shall be incorporated into the design of the gas storage containment facility that is capable of identifying accidental releases. Venting of any released gases shall be accomplished without creating hazards for the surrounding environment or population. Any leaks shall be reported immediately to the City Fire Department as well as other regulatory agencies that are in the reporting chain.</p>	Prior to the issuance of a building permit	City of Wildomar Building and Safety and Fire Departments	

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36. **HYD-1** Prior to the approval of the grading permit on the proposed Project site, the Project applicant(s) shall be required to prepare a stormwater pollution and prevention plan (SWPPP) consistent with the 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 proposed Project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the Regional Water Quality Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the proposed Project site at all times. In addition, the Project applicant(s) will be required to submit, and obtain City approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit for future development on the proposed Project site in order to comply with the Areawide Urban Runoff Management Program. The proposed 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

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	vegetated swales and a detention basin, or an infiltration device.			
37.	NOI-1 To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Wildomar Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Wildomar Building Department.	Implemented during Project operations	City of Wildomar Building Department	
38.	NOI-2 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors (within 100 feet of any occupied residence) nearest the proposed Project site during all proposed Project construction.	Implemented during Project operations	City of Wildomar Building Department	
39.	NOI-3 Stationary noise-generating construction equipment shall be placed a minimum of 320 feet from the property line of existing sensitive receptors (residences to the south), when and where feasible.	Implemented during Project operations	City of Wildomar Building Department	
40.	NOI-4 Noise control barriers with a height of 6 feet are required where grading will occur within 100 feet of any occupied residence. It is important to note that the barriers' attenuation will be accomplished only if the minimum height is based from the pad or the	Prior to the issuance of occupancy permits and during project	City of Wildomar Building and Planning Departments	

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	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.	operations		
41.	NOI-5 Roof-mounted air conditioning equipment shall be set back either 25 feet from the building's closest edge or to a distance capable of breaking the line-of-sight of equipment from neighboring potential receivers, whichever provides the greater set back from the building's edge of the two. A subsequent noise study shall be submitted by the applicant and reviewed and approved at building plan check stage by the City to ensure that the AC units are not generating noise in excess of what is allowed under Chapter 9.48 of the Wildomar Municipal Code.	Reviewed at building plan check	City of Wildomar Building Department	
42.	TR-1 The direct traffic impacts generated by the proposed Project can be mitigated to a less than significant level, to meet the required level of service of the following recommended improvements are implemented, prior to the respective phase of development: On-Site Recommendations: <u>Roadways</u> <ul style="list-style-type: none"> • Construct partial width improvements on the southerly side of Clinton Keith Road at its ultimate cross-section as an urban arterial highway (152' right-of-way) adjacent to proposed Project 	Implemented during the appropriate Phase of proposed Project construction	City of Wildomar Public Works Department	

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boundary line.

- Construct partial width improvements on the westerly side of Elizabeth Lane at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line.
- Construct partial width improvements on the easterly side of Yamas Drive at its ultimate cross-section as a collector street (78' right-of-way) adjacent to proposed Project boundary line.

Intersections (proposed Project's actual improvements necessary are shown in *bold, italic, underlined*. The items that are not bold, italic, underlined are already existing)

Construct the intersection of proposed Project Driveway 1 (NS) and Clinton Keith Road (EW) to restrict movement to right-in and right-out only from the driveway with the following geometrics:

Northbound: *One right-turn lane. Stop controlled.*

Southbound: Not applicable.

Eastbound: One through lane. *One right-turn lane.*

Westbound: One through lane.

Install a traffic signal at the intersection of Elizabeth Lane (NS) and Clinton Keith Road (EW) to include the following geometrics:

Northbound: *One left-turn lane.* One shared through and right-turn lane.

Southbound: *One left-turn lane.* One shared through and right-turn lane.

Eastbound: One left-turn lane. One through lane. *One right-turn lane.*

Westbound: One left-turn lane. One through lane. One shared

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through and right-turn lane.

Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 2 (EW) with the following geometrics:

Northbound: One shared left-turn, through and right-turn lane.

Southbound: One shared left-turn, through and right-turn lane.

Eastbound: One shared left-turn, through and right-turn lane. Stop controlled.

Westbound: One shared left-turn, through and right-turn lane. Stop controlled.

Construct the intersection of Elizabeth Lane (NS) and proposed Project Driveway 3 (EW) with the following geometrics:

Northbound: One shared left-turn and through lane.

Southbound: One shared through and right-turn lane.

Eastbound: One shared left-turn and right-turn lane. Stop controlled.

Westbound: Not applicable.

Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics:

Northbound: Not applicable.

Southbound: One right-turn lane.

Eastbound: One shared left-turn/right-turn lane. Stop controlled

Westbound: Not applicable.

Construct the intersection of Project Driveway 4 (NS) and Bunny Trail (EW) with the following geometrics:

Northbound: Not Applicable.

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Southbound: One shared left-turn & right-turn lane. Stop controlled.
 Eastbound: One shared left-turn and through lane.
 Westbound: One shared through and right-turn lane.

Construct the intersection of Yamas Drive (NS) and proposed Project Driveway 5(EW) with the following geometrics:
 Northbound: One shared through and right-turn lane.
 Southbound: One shared left-turn and through lane.
 Eastbound: Not applicable.
 Westbound: One shared left-turn and right-turn lane. Stop controlled.

Construct the intersection of Yamas Drive (NS) and Bunny Trail (EW) with the following geometrics:
 Northbound: One shared through and right-turn lane.
 Southbound: One shared left-turn and through lane.
 Eastbound: Not applicable.
 Westbound: One shared left-turn & right-turn lane. Stop controlled.

Prior to Issuance of a Grading Permit

43. Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.

Prior to Issuance of a Grading Permit

Planning Department

44. Prior to the issuance of the 1st grading permit the applicant shall receive approval of a haul permit for any import of material to the site or export of material off-site. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours,

Prior to Issuance of a Grading Permit

Planning & Engineering Depts.

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number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site was not previously evaluated by the mitigated negative declaration, a grading environmental assessment shall be approved by the planning director prior to the issuance of the haul permit.

45. Concurrent with the precise grading plan submittal, the applicant shall submit two sets of detailed landscape and irrigation plans, including on-site and public right-of-way areas. The landscaping and irrigation plans shall be approved by the Planning Department prior to the issuance of any grading permit for the project.

Prior to Issuance of a Grading Permit

Planning Department

Prior to Issuance of a Building Permit

46. Prior to the issuance of a building permit for development of the industrial/business park parcels (Parcels 4-11 of PM 36492), the applicant shall obtain approval of a plot plan or conditional use permit as required in the I-P zone.

Prior to Issuance of a Building Permit

Planning Department

47. Prior to the issuance of building permits for the proposed medical/office/retail portion of the project (Parcels 1-3 of PM 36492), the applicant shall submit to the Planning Department a sign program for review and approval. The sign program shall conform to the requirements of Section 17.252.040 of the City of Wildomar Zoning Ordinance.

Prior to Issuance of a Building Permit

Planning Department

48. Prior to the issuance of a building permit, the applicant shall comply with Building Department requirements in obtaining all necessary permits to construct said structures.

Prior to Issuance of a Building Permit

Planning Department

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Prior to Issuance of a Certificate of Occupancy

49.	Prior to the issuance of a certificate of occupancy for any structure, all conditions of approval herein shall be satisfied.	Prior to Issuance of a Certificate of Occupancy	Planning and Building Department	
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Special Landscape and Irrigation Conditions

50.	<p>Prior to the Issuance of Grading Permits, the following conditions of approval must be satisfied:</p> <ol style="list-style-type: none"> 1) Three (3) copies of construction landscaping plans shall be submitted to the Planning Department and approved. A licensed Landscape Architect shall prepare the plans. 2) The above-described plans shall be in substantial conformance with the plans as approved by the City Landscape Architect, City Administrative Staff, and Planning Commission. Notes, details, and specifications shall be included. 3) All landscape and irrigation plans shall be consistent with Wildomar Zoning Code 17.276 Water Efficient Landscapes and the Water Efficient Irrigation Guidelines. 4) All planter areas shall be a minimum of 5 feet wide excluding curbs and required concrete strip adjacent to parking spaces (12" wide by 4" deep doveled into the 6" wide curb or 12" wide by 12" deep integrally poured curb) and excluding walkways, walls, wall footings and overhead obstructions. 5) No building roof drain shall daylight into a planter area or splash block. Roof drains located at planter areas shall be adapted to convey excess water through the planter via drain pipes, which daylight through the curb into the adjacent gutter or approved bio-swale. 	Prior to Issuance of Grading Permits	Planning Department	
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- 6) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans.
- 7) Root barriers shall be installed for all trees planted within 10 feet of paving using non-paneled materials. Trees within 10 feet of the right-of-way shall have 20-foot long root barriers.
- 8) All trees shall be double staked with rubber type ties nailed to the lodge pole stakes in at least two vertical locations.
- 9) Mature specimen trees in 36 inch and 48 inch boxes or specimen palms shall be supplied in sufficient quantity to provide variety and emphasis at main focal areas.
- 10) Plant materials within shrub areas shall be hydro-zoned. It is recommended that the majority of the plant materials be low water use species to conserve water.
- 11) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 2 years of the installation.
- 12) The bio-swales shall be planted with an approved combination of California native and low water ornamental plantings installed from container stock. No seeded bio-swales are acceptable. All bio-swales shall be irrigated with drip irrigation.
- 13) The landscape plans shall include a soil management report and recommendations. All fertilizers and soil amendments used during planting preparation and installation shall be derived from organic-based materials as a best management practice for storm water source control.
- 14) The irrigation controller shall be a weather-based controller that

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	<p>measures evapo-transpiration. A rain shut-off device is required.</p> <p>15) It is recommended that the irrigation be designed as drip irrigation to conserve water. No spray heads are allowed within 24 inches of paved areas or in areas less than 8 feet in width.</p> <p>16) The City Landscape Architect shall review and approve the plant palette and/or landscape plans for the areas under the jurisdiction of the Army Corp of Engineers and the California Department of Fish and Game before they are approved.</p> <p>17) Temporary slopes, off-site grading, and all graded areas outside the immediate construction area of the project shall be irrigated and planted with a mixture of temporary and permanent California native plant species approved by the City Landscape Architect.</p>			
51.	<p>Prior to Construction, the City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Project submittal information shall be provided at the meeting. No landscaping or site work in the public right-of-way or private property shall occur prior to the meeting</p>	<p>Prior to Construction beginning</p>	<p>On-going</p>	
52.	<p>Prior to the issuance of occupancy permits, the following conditions shall be satisfied:</p> <p>1) Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be</p>	<p>Prior to the Issuance of Occupancy Permits</p>	<p>Planning Department</p>	

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released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release.

- 2) All required landscaping and irrigation systems shall be installed in a condition acceptable to the City.
- 3) The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design.
- 4) The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.

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PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Requirements/Conditions

1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
2.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4.	The developer'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.	
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.	

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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. 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.	
9. 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.	
10. 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.	
11. Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
12. All retaining walls shall require a separate permit from the Building Department.	On-Going (All Phases)	Building Dept.	
13. 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	On-Going	Engineering Dept.	

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planted with additional shrubs or trees or as approved by the City Engineer.			
14. 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.	
15. 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.	
16. The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
17. 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.	
18. 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.	
19. 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	On-Going	Engineering Dept.	

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projects requiring RCFCDD review the developer shall pay the appropriate fees to RCFCDD.

Prior to the Issuance of Grading Permits

20.	Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar. If grading activities become dormant for six months or more, additional geotechnical review of the findings and recommendations may be required at the direction of the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
21.	Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
22.	Prior to the issuance of grading permits, the project specific SWPPP shall be approved by the City Engineer. Refer to Mitigated Negative Declaration (MND) Mitigation Measure HYD-1.	Prior to Issuance of a Grading Permit	Engineering Dept.	
23.	Prior to issuance of grading permits the Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRRCB).	Prior to Issuance of a Grading Permit	Engineering Dept.	

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24.	Prior to the issuance of a grading permit, the developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25.	Prior to the issuance of a grading permit, the developer shall submit a Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has	Prior to Issuance of a Grading Permit	Public Works Dept.	

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	been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.			
27.	<p>Prior to the issuance of grading permit, the developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will:</p> <ul style="list-style-type: none"> a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. <p>Using the calibrated Unit Hydrograph for the detention basin drainage</p>	Prior to Issuance of a Grading Permit	Engineering Dept.	

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area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.			
28. Prior to the 1 st Improvement Plan submittal, the developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to Issuance of a Grading Permit	Engineering Dept.	
<u>Prior to Recordation of the Final Map</u>			
29. The developer shall comply with the conditions of approval associated with Parcel Map 36492. Should the developer execute an Improvement Agreement and Security, improvement plans will be required prior to issuance of Building Permit and construction complete prior to first certificate of occupancy and the following conditions shall apply.	Prior to Final Map Approval (All Phases)	Public Works Dept.	
30. The developer shall design and construct the southern half - section of Clinton Keith Road, measured, 76' from the approved centerline. Right of way will be based on a modified 152' urban arterial, Standard No. 91, 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 10. Coordinate design with City's CIP improvement project for Clinton Keith Road. Refer to MND Mitigation Measure TR-1.	Prior to Recordation of Final Map	Engineering Dept.	
31. The developer shall dedicate, acquire right-of-way and easements design and construct a traffic signal at the intersection of Elizabeth Lane and Clinton Keith Road. Signal Pole placement shall be placed to accommodate the ultimate improvement of Clinton Keith Road and	Prior to Recordation of Final Map	Engineering Dept.	

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32. Elizabeth Lane. Coordinate design with City's CIP improvement project for Clinton Keith Road. Refer to MND Mitigation Measure TR-1.			
32. The developer shall design and construct the western half - section of Elizabeth Lane, measured, 39' from the approved centerline. Right of way will be based on a 78' industrial collector, Standard No. 111, 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. Refer to MND Mitigation Measure TR-1. Prior to restriping of Elizabeth Lane to support the project improvements, the developer shall slurry seal the easterly half – section of the pavement.	Prior to Recordation of Final Map; Construction southerly of Parcel 2 may be deferred by Agreement	Engineering Dept.	
33. The developer shall acquire easements, design and construct the northerly half - section of Bunny Trail, measured, 39' from the approved centerline. And improve the southerly half – section to include 18' of pavement, an AC berm, 8' shoulder and, offsite slopes. Right of way will be based on a 78' industrial collector, Standard No. 111, 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.	Prior to Recordation of Final Map; Construction may be deferred by Agreement	Engineering Dept.	
34. The developer shall acquire easements, design and construct the easterly half - section of Yamas Drive, measured, 39' from the approved centerline. And improve the westerly half – section to include 18' of pavement, an AC berm, 8' shoulder and, offsite slopes. The improvements shall be extended southerly to the existing improvements on Yamas. Right of way will be based on a 78' industrial collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the	Prior to Recordation of Final Map; Construction may be deferred by Agreement	Engineering Dept.	

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	satisfaction of the City Engineer. Pavement Section shall be based on a Traffic Index of 8. The developer shall prepare legal description and plat to support City acceptance by Resolution the road easement for Yamas Drive to be recorded prior to recordation of the Final Map.			
35.	The Applicant shall provide a reciprocal access easement between the parcels 1, 2 and 3 to ensure access to Clinton Keith Road and Elizabeth Lane. And provide a reciprocal access easement between parcels 2 and 4 to ensure access to Elizabeth Lane. The location of the access point(s) shall be to the satisfaction of the City Engineer and will be approved when these parcels are developed.	Prior to Recordation of Final Map	Engineering Dept.	
36.	The developer shall acquire easements, design and construct the storm drainage systems as shown on the tentative map. Facilities that are to be owned and maintained by Riverside County Flood Control and Water Conservation District (RCFC) shall be reviewed, approved and agreements executed.	Prior to Recordation of Final Map or Issuance of Grading Permit	Engineering Dept.	
37.	The developer shall 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.	
38.	The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
39.	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	Prior to Recordation of Final Map	Engineering Dept.	

ATTACHMENT C - EXHIBIT 1
CONDITIONS OF APPROVAL - Rancon Medical Office/Retail Project

Project Application: PLOT PLAN NO. 12-0053

APN: 380-250-022

Planning Commission Approval Date:
Plot Plan No. 12-0053 – October 1, 2014

Project Expiration Date:
Plot Plan No. 12-0053 – October 1, 2016

	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
Conditions of Approval			
Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.			
40. The developer shall submit to the City Engineer traffic control plans along Clinton Keith Road to ensure the continued flow of traffic during construction.	Prior to Recordation of Final Map	Engineering Dept.	
41. The developer shall execute a maintenance agreement for the stormwater quality control treatment devices as identified in the WQMP and for Parcel 13 (open space) to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
<u>Prior to Issuance of a Building Permit</u>			
42. Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept.	
43. Prior to the issuance of a building permit Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Developer.	Prior to Issuance of a Building Permit	Building Dept.	
44. Prior to issuance of a building permit the developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
45. Prior to issuance of a building permit the developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept.	
46. Prior to issuance of a building permit the developer shall install all street name signs at intersections adjacent to the project, public or	Prior to Issuance of		

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	private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	a Building Permit		
47.	Prior to issuance of a building permit the developer shall annex into all applicable Maintenance Districts, Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place.	Prior to Issuance of a Building Permit		
48.	Prior to issuance of a building permit the developer shall pay all fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.	Prior to Issuance of a Building Permit		
49.	Prior to issuance of a building permit the developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Issuance of a Building Permit	Building Dept.	
50.	Prior to issuance of a building permit the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of a Building Permit	Building Dept.	
51.	Prior to issuance of a building permit the developer shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.	Prior to Issuance of a Building Permit		

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RIVERSIDE COUNTY FIRE DEPARTMENT

General Conditions – Plot Plan No. 12-0053

1.	<p><u>10. FIRE.999PC-#01–West Fire Protection Planning Office Responsibility IN EFFECT</u> It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence. Additional information is available at our website: www.rvcfire.org go to the link marked “Ordinance 787”. Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.</p>	On-Going	Fire Department	
2.	<p><u>10. FIRE.999 CASE – CITY CASE STATEMENT IN EFFECT</u> With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognize fire protection standards.</p>	On-Going	Fire Department	
3.	<p><u>10. FIRE.999 USE-#01A – SHELL/FPE/COMM. IN EFFECT</u> 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.</p>	On-Going		
4.	<p><u>10.FIRE 999 USE-#50-BLUE DOT REFLECTOR IN EFFECT</u> Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire</p>	On-Going		

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CONDITIONS OF APPROVAL - Rancon Medical Office/Retail Project**

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Implementation**

**Enforcement /
Monitoring Dept.**

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hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.

5. 10. FIRE.999 USE*-#23 MIN REQ FIRE FLOW IN EFFECT
Minimum required fire flow shall be 2750 GPM for 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

On-Going

6. 10. FIRE.999 USE-#31-ON/OFF NOT LOOPED HYD IN EFFECT
A combination of on-site and off-site super fire hydrant (s) (6" x 4" x 2 ½" x 2 ½") will be located not less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant (s) in the system.

On-Going

Prior to Issuance of a Building Permit – Plot Plan No. 12-0053

7. 80. FIRE.999 USE-#17A-BLDG PLAN CHECK \$\$ IN EFFECT
Building plan check deposit fee of \$307 to \$1,056.00 shall be paid in a check or money order to the Riverside County Fire Department after plans have been reviewed by our office.

Prior to Issuance of
Building Permits

Fire Department

8. 80. FIRE.999USE-#4 – WATER PLANS IN EFFECT
The applicants 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 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing. 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

**ATTACHMENT C - EXHIBIT 1
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with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

12. 90. FIRE.999 USE-#36-HOODS DUCTS IN EFFECT
A. U.L. 300 hood duct fire extinguishing system must be installed in BLDG 4 over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee of \$215.00 to the Fire Department for review and approval prior to installation. Note: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. Separate fire alarm/monitoring plans must be submitted for review prior to connection. Current plan check deposit base fee is \$192.00.

Prior to Final
Inspection

Fire Department

ELSINORE VALLEY MUNICIPAL WATER DISTRICT CONDITIONS

1. The applicant shall be required to comply with all applicable EVMWD water and sewer conditions of approval for Plot Plan No. 12-0053. The applicant shall contact Imad Baiyasi at 951-674-3146, Ext. 8786 for additional details.

On-Going

EVMWD Staff

ATTACHMENT D

**Tentative Parcel Map No. 36492 Plans
(Full Size Plans - Under Separate Cover)**

ATTACHMENT E

**Plot Plan Development Plans
(Full Size Plans - Under Separate Cover)**