

ATTACHMENT C

**PC Resolution No. 2015-03
CUP / Plot Plan**

PC RESOLUTION NO. 2015-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE WALMART DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 13-0086) CONSISTING OF A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES AND A PLOT PLAN FOR THE DEVELOPMENT OF A 185,682 SQUARE-FOOT RETAIL BUILDING AND A 7,800 SQUARE-FOOT RETAIL BUILDING WITH FULL SITE IMPROVEMENTS, SUBJECT TO CONDITIONS, LOCATED AT SOUTHWEST CORNER OF MONTE VISTA AVENUE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037)

WHEREAS, the Planning Department has received an application from:

Applicant/Owner: Walmart Real Estate Business Trust
Project Location: SWC of Monte Vista Drive & Bundy Canyon Road
APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037
Project Area: 21.96 acres

WHEREAS, the proposed project consists of the following submitted applications for review by the Planning Commission and City Council:

- 1) Environmental Impact Report (EIR) - The proposed project requires the preparation, review and certification of an Environmental Impact Report ("EIR" - SCH# 2014011014) in accordance with Public Resources Code § 21080(d) and § 21082.2(d).
- 2) Change of Zone (CZ) – The proposed project requires a Change of Zone from R-R (Rural Residential) to C-P-S (Scenic Highway Commercial) for the 21.96 acre site to accommodate the proposed retail project in accordance with Title 17 of the Wildomar Municipal Code
- 3) Conditional Use Permit (CUP) - The proposed project requires a Conditional Use Permit to allow the sale of alcohol (Off Sale General); and
- 4) Plot Plan (PP) - The proposed project requires a Plot Plan to develop the 21.96 acre site with a 185,682 square-foot Walmart retail building and a separate 7,800 square-foot retail building with full on-site and off-site site improvements, subject to conditions.

WHEREAS, the Planning Commission of the City of Wildomar, California, has the authority, and has reviewed the proposed Conditional Use Permit and Plot Plan

requested by the applicant, in accordance with the City of Wildomar Municipal Code, Title 17; and

WHEREAS, the proposed Conditional Use Permit and Plot Plan application is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

WHEREAS, the Planning Director determined that there was substantial evidence that the Walmart development project may have one or more significant effects on the environment and that preparation of an Environmental Impact Report (“EIR”) was therefore warranted under Public Resources Code § 21080(d) and § 21082.2(d); and,

WHEREAS, the Planning Department prepared and circulated a Notice of Preparation (NOP) of the Walmart development project Draft EIR from January 9, 2014 through February 10, 2014 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, the City conducted a public scoping meeting concerning the proposed project and Draft EIR on January 27, 2014 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, upon completion of the Draft EIR, the City provided Notice of Completion (NOC) to the State Clearinghouse (OPR) and a Notice of Availability (NOA) to the Riverside County Clerk on August 25, 2014 in accordance with Section 15085 of the CEQA Guidelines notifying the State Clearinghouse and Riverside County Clerk of the availability of the DEIR for its 45-day public review period; and

WHEREAS, on August 25, 2014, the Planning Department published Notice of Availability (NOA) in the Press Enterprise, a local newspaper of general circulation, giving notice to the general public and all interested parties requesting said notice regarding the public review of the Draft EIR (SCH# 2014011014) for the Walmart development project (Planning Application No. 13-0086), and which was posted at Wildomar City Hall Planning Department and on the City of Wildomar website; and

WHEREAS, the Draft EIR for the Walmart development project was circulated to the public, responsible agencies and other interested parties as required by CEQA Guidelines §15087 and §15105(a) for a period of 45 days commencing on August 25, 2014 and concluding on October 8, 2014; and

WHEREAS, before the close of the public comment period on October 8, 2014, the Planning Department received seven (7) comments from agencies and public citizens regarding the Draft EIR; and

WHEREAS, in accordance with Title 17 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on January 7, 2015, mailed a public hearing notice

to all property owners within a 1,000-foot radius of the project boundaries notifying said property owners of the January 21, 2015 public hearing on the proposed Plot Plan and CUP (Planning Application No. 13-0086) that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Title 17 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on January 9, 2015, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the January 21, 2015 public hearing on the proposed Plot Plan and CUP (Planning Application No. 13-0086) that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Title 17 of the Wildomar Municipal Code, the City of Wildomar Planning Commission, on January 21, 2015, conducted the duly noticed public hearing, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Plot Plan and CUP (Planning Application No. 13-0086) that would be considered by the City of Wildomar Planning Commission, and at which time the Planning Commission received public testimony concerning the proposed Plot Plan and CUP (Planning Application No. 13-0086).

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

SECTION 1. CEQA:

The approval of the Plot Plan and CUP (Planning Application No. 13-0086) is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on January 21, 2015, at a duly noticed public hearing, the Planning Commission recommended to the City Council approval and certification of an Environmental Impact Report 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. 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. CONDITIONAL USE PERMIT FINDINGS.

Pursuant to Section 17.200 (Conditional Use Permits) and Section 17.248 (Alcoholic Beverage Sales) of the Zoning Ordinance, 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 herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

- A. That the proposed conditional use permit is consistent with the General Plan and in accord with the purposes of the zone in which the site is located.

Evidence: The proposal to have alcohol sales within the Walmart retail building is consistent with the General Plan in that alcohol sales are conditionally permitted in the C-P-S (Scenic Highway Commercial) zone in accordance with Section 17.248.020.A of the Zoning Ordinance. The sale of alcohol is typically associated with commercial uses in the C-P-S zone and other similar commercial zones in the City. Further, the sale of alcohol will be restricted to "off-premise" consumption only (i.e., no on-site consumption) in accordance with the requirements of a Type 21 ABC license. The project has been conditioned to obtain a Type 21 alcohol license prior to the issuance of occupancy permits so the sale of alcohol at this location is in accord with the zone in which it is located.

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

Evidence: The proposal to have alcohol sales within the Walmart retail building will not be detrimental to the health, safety, or general welfare of the community. The sale of alcohol is typically associated with commercial uses in the C-P-S zone and other similar commercial zones in the City. The project has been conditioned to obtain a "Type 21" alcohol license prior to the issuance of occupancy permits and will be restricted to "off-premise" consumption only (i.e., no on-site consumption) in accordance with the requirements the Alcohol Beverage Control (ABC). As no alcohol will be consumed on-site or within the building, the sale of alcohol for this commercial retail establishment will not be detrimental to the health, safety, or general welfare of the community.

- C. The proposed conditional use permit is consistent with the development standards of Section 17.248 (Alcoholic Beverage Sales).

Evidence: The proposed conditional use permit is consistent with the following:

- Section 17.248.020 sets forth the requirement that off-premise sale can only occur in the R-R, C-1/C-P, C-P-S and C-R zones. As the project will have a C-P-S zone designation, the project meets this requirement.
- Section 17.248.030.C requires that off-premise sales are permitted provided the vehicular traffic from the facility does not reasonably create a potential hazard to schools, churches, public parks or playgrounds. Elsinore high school

and Cornerstone Church are the nearest uses to the Walmart site. The high school is slightly over ½ mile away, while the church is slightly under a ½ mile away. Based on the site design, street improvements and distance, it is staff's opinion that the off-premise sale of alcohol will not reasonably create traffic hazards at the high school or church.

- Section 17.248.030.D requires that the notice of public hearing be sent to all property owners within a 1,000-foot radius of the project site and to the school district. On January 7, 2015, the Planning Department mailed out public hearing notices to all owners in compliance with section.
- Section 17.248.040 allows the staff to propose other conditions as part of the CUP. Staff has proposed a special condition that requires the applicant submit proof that they have obtained a Type 21 license from the Alcoholic Beverage Control (ABC) prior to the issuance of occupancy permits for the building.

SECTION 4. PLOT PLAN FINDINGS:

Pursuant to Section 17.216 (Plot Plans) of the Wildomar Zoning Ordinance, 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 herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

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

Evidence: The proposed Walmart commercial retail use is consistent with the General Plan land use designation of Commercial Retail (CR) and Zoning designation of C-P-S (Scenic Highway Commercial) in that these designations are specifically intended to provide for the development of commercial retail uses at a neighborhood, community and regional level. Further, the proposed project implements the goals and polices of the Commercial Retail land use designation, including but not limited to the following:

- LU 2.1 The proposed project accommodates a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map.
- LU 4.1 The proposed project accommodates a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

- LU 6.1 The proposed change of zone and development project has been developed in accordance with the General Plan that ensures compatibility and minimizes impacts.
- LU 7.1 The proposed project accommodates a development proposal that enhances the City's fiscal viability, economic diversity and environmental integrity.
- LU 7.12 The proposed project accommodates a development proposal that will provide for jobs for Wildomar residents locally that directly results in a better jobs to housing balance so that residents have an opportunity to work within the City.
- LU 23.1 The proposed project accommodates the development of commercial uses in areas appropriately designated by the General Plan land use map.
- LU 23.9 The proposed project is designed in a manner that considers the surroundings and visually enhances, not degrades, the character of the surrounding area.

The proposed Walmart development project is also consistent with the regulations and provisions of Chapter 17.76 (C-P-S Zone), Chapter 17.188 (Off Street Vehicle Parking Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code in that the project meets and exceeds the minimum development standards outlined in these sections. In addition, conditions of approval have been proposed for the project that will ensure that all the minimum City requirements 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 on a site (and is surrounded by other properties) that are designated for the development of commercial retail uses. The project has been designed to provide appropriate site access from Bundy Canyon, Monte Vista Drive and Canyon Drive that meets minimum city design standards to ensure safe vehicular and pedestrian access and circulation. The proposed project also has been designed to meet and exceed minimum development standards of the Zoning Ordinance related to commercial development (see above) that ensures the protection of the public health, safety, and general welfare.

- 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 the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site is designated for

commercial retail development as is the surrounding properties to the north and south. Further, the General Plan has designated this area which is in close proximity to the I-15 freeway/Bundy Canyon Road interchange as a major commercial retail node.

- 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 southwestern corner of Monte Vista Drive and Bundy Canyon Road. Access to the site will from both streets which are proposed and conditioned for full public improvements per City standards. These improvements will facilitate the off-site and on-site traffic begin generated by the project. A traffic study was prepared for the project and extensively analyzed in the DEIR. As a result, there are 39 mitigation measures (Planning Condition Nos. 18-56) that address traffic concerns and mitigate them. As a result, the proposed project meets this condition.

- 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 project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage controls regulations. The project drainage has been designed through a series of detention basins and other on-site features to capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project. These features are designed to release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation. Further the project was required to prepare a hydrology/hydraulic study and Water Quality Management Plan as part of the Environmental Impact Report (EIR) which analyzed and addressed in detail all drainage impacts that could have resulted from this project. Mitigation measures have been proposed as part of the EIR that reduces identified impacts to a standard level of insignificance with no impacts to downstream properties or facilities.

- 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 Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project at this time does not propose to sell any portion of property. If in the future, the smaller retail building located at the northeast portion of the site is to be sold, the applicant will be required to file an parcel map or parcel merger in accordance with the City's Subdivision Ordinance.

SECTION 5. PLANNING COMMISSION ACTION:

The Planning Commission hereby adopts PC Resolution No. 2015-03 recommending City Council approval of Conditional Use Permit and Plot Plan No. 13-0086, subject to conditions as illustrated herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 21st day of January, 2015 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chair

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Erica L. Vega
Assistant City Attorney

ATTACHMENT C - EXHIBIT 1			
WALMART DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL			
Project Application: Change of Zone, Conditional Use Permit & Plot Plan No. 13-0086 (Planning Application No. 13-0086)			
APN No.: 380-280-004 and 380-280-009, 010, 011 & 012			
<u>Original Council Approval Date:</u> Plot Plan/CUP: February 11, 2015		<u>Expiration Date (Council Approval)</u> Plot Plan/CUP: February 11, 2017	
<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>

PLANNING DEPARTMENT CONDITIONS			
<u>General Conditions</u>			
1.	In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The Notice shall include the required California Department of Fish and Game (Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the applicant) in the amount of \$3,119.75 . Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee is broken down as follows: a. California Department of Fish & Game = \$3,069.75 b. Riverside County Clerk Administrative Fee = \$50.00	Feb. 18, 2015	Planning Department
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department within seven (7) days of City Council approval. <hr/> Applicant Signature: _____ Date: _____	Feb. 18, 2015	Planning Department
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all	On-Going	Planning Department

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<p>claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being</p>			
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	filed, applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4.	Within 60 days of approval by the City Council approval of <u>CUP & Plot Plan No. 13-0086</u> , (Planning Application No. 13-0086), the applicant shall pay any outstanding deposit account balance, as applicable. Failure to pay the outstanding balance by the due date may result in delays in the processing of grading and building plans.	April 11, 2015	Planning Dept.	
5.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby given to the Applicant that the 90-day appeal period begins with approval of this project.	May 15, 2015	Planning Dept.	
6.	Approval of <u>CUP & Plot Plan No. 13-0086</u> , (Planning Application No. 13-0086) shall expire on <u>February 11, 2017</u> if grading/building permits have not been issued and substantial construction work has commenced. In the event that any litigation is filed challenging the approval of this project, this expiration period shall be tolled until the litigation has gone to final judgment or has been dismissed. If grading/building permits have not been issued and substantial construction work has not commenced by this deadline, then the Applicant may apply for a extension of time, provided an application and fee is submitted to the Planning Department no later than January	January 11, 2017	Planning Dept.	

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WALMART DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL

Project Application: Change of Zone, Conditional Use Permit & Plot Plan No. 13-0086 (Planning Application No. 13-0086)

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

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	11, 2017 (30 days prior to expiration). The review and approval of any extension of time shall comply with the provisions of Section 17.200.065 (CUP) and Section 17.216.070 (Plot Plan) of the Wildomar Municipal Code.			
7.	The project shall be developed in accordance with the project development plans approved by the City Council on February 11, 2015. The applicant may request a modification/revision to the approved project as outlined in Section 17.228 of the Wildomar Municipal Code.	On-Going	Planning Dept.	
8.	<u>CUP & Plot Plan No. 13-0086</u> shall not become effective until 30 days after the 2 nd reading of the proposed Change of Zone No. 13-0086 by the City Council. No grading or building permits shall be issued until after the effective date (tentatively set for April 13, 2015).	April 13, 2015	Planning Dept.	
9.	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	On-Going	Planning & Engineering Depts.	

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	concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.			
10.	If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the planning director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Pechanga and Soboba Band representatives and the archaeologist, a decision shall be made, with the concurrence of the planning director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.	On-Going	Planning & Engineering Depts.	
11.	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 Dept.	

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Original Council Approval Date:

Plot Plan/CUP: February 11, 2015

Expiration Date (Council Approval)

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Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

12.	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 Dept..	On-Going	Planning 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 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 Dept.	
14.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Dept. of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials, if applicable.	On-Going	Planning Dept.	
15.	The proposed Project shall comply with the requirements of Chapter 9.48 of the WMC relating to noise.	On-Going	Planning Dept.	
16.	The project shall comply with the regulations outlined in Section 8.64 (Light Pollution) of the Wildomar Municipal Code.	On-Going	Planning Dept.	

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17.	The applicant shall provide an additional 17 bicycle spaces for a total of 67 spaces to meet the code requirements for bicycle parking as required in Section 17.188.060 of the Zoning Ordinance. These additional spaces shall be shown on the construction plans for verification.	On-Going	Planning Dept.	
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CEQA/IS/MND MITIGATION MEASURES

Traffic & Circulation Measures:

18.	4.2.1 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 SB Ramps at Baxter Road (Study Area Intersection 13): <ul style="list-style-type: none"> • Install a traffic signal. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
19.	4.2.2 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 NB Ramps at Baxter Road (Study Area Intersection 15): <ul style="list-style-type: none"> • Install a traffic signal • Construct a second eastbound (EB) through lane; • Construct a second westbound (WB) through lane; and • Construct a WB right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
20.	4.2.3 At the intersection of Sellers Road at Bundy Canyon Road (Study Area Intersection 16), the following is a current WRCOG-funded TUMF improvement:	Prior to the issuance of the first Certificate of	Planning, Engineering & Building	

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	<ul style="list-style-type: none"> Restripe the WB right-turn lane as a second through lane. This improvement shall be completed prior to the issuance of the first Certificate of Occupancy for the Project. 	Occupancy.	Department's	
21.	4.2.4 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Monte Vista Drive at Baxter Road (Study Area Intersection 20): <ul style="list-style-type: none"> Install a traffic signal; and Construct an EB left-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
22.	4.2.5 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Harvest Way West at Bundy Canyon Road (Study Area Intersection 24): <ul style="list-style-type: none"> Install a traffic signal. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
23.	4.2.6 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way East at Bundy Canyon Road (Study Area Intersection 25): <ul style="list-style-type: none"> Install a traffic signal; Construct an EB left-turn lane; and Construct a WB left-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
24.	4.2.7 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the	Prior to issuance of	Planning, Engineering	

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	<p>following improvements at the intersection of Murrieta Road at Scott Road (Study Area Intersection 26):</p> <ul style="list-style-type: none"> • Install a traffic signal; and • Construct an EB left-turn lane. 	building permits.	& Building Department's	
25.	<p>4.2.8 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orchard Street at Bundy Canyon Road (Study Area Intersection 8):</p> <ul style="list-style-type: none"> • Install a traffic signal; and • Construct a WB left-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
26.	<p>4.2.9 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Almond Street at Bundy Canyon Road (Study Area Intersection 9):</p> <ul style="list-style-type: none"> • Install a traffic signal; • Construct an EB left-turn lane; and • Construct a WB left-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
27.	<p>4.2.10 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Orange Street at Bundy Canyon Road (Study Area Intersection 10):</p> <ul style="list-style-type: none"> • Modify the traffic signal to accommodate overlap phasing for the NB right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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28.	<p>4.2.11 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orange Street at Canyon Drive (Study Area Intersection 11):</p> <ul style="list-style-type: none"> • Install a traffic signal; • Construct a NB left-turn lane; • Construct a NB shared through/right-turn lane; • Construct a SB left-turn lane; • Construct an EB left-turn lane; and • Construct a WB left-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
29.	<p>4.2.12 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 SB Ramps at Bundy Canyon Road (Study Area Intersection 12):</p> <ul style="list-style-type: none"> • Construct an EB right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
30.	<p>4.2.13 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of I-15 SB Ramps at Baxter Road (Study Area Intersection 13):</p> <ul style="list-style-type: none"> • Install a traffic signal (same improvement required under Existing-plus-Project conditions); and • Construct an EB right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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Monitoring**

**Verification
(Date and
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31.	4.2.14 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 NB Ramps at Bundy Canyon Road (Study Area Intersection 14): <ul style="list-style-type: none"> Construct a WB right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
32.	4.2.15 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Monte Vista Drive at Bundy Canyon Road (Study Area Intersection 17): <ul style="list-style-type: none"> Construct a 2nd westbound through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
33.	4.2.16 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of The Farm Road at Bundy Canyon Road (Study Area Intersection 23): <ul style="list-style-type: none"> Restripe the EB right-turn lane as a shared through/right-turn lane; and Construct a second WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
34.	4.2.17 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way West at Bundy Canyon Road (Study Area Intersection 24): <ul style="list-style-type: none"> Install a traffic signal (same improvement required under Existing-plus-Project conditions); 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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	<ul style="list-style-type: none"> Construct an EB shared through/right-turn lane; Construct a WB shared through/right-turn lane; Construct a NB shared through/right-turn lane; Construct a SB left-turn lane; and Construct an EB left-turn lane. 			
35.	<p>4.2.18 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way East at Bundy Canyon Road (Study Area Intersection 25):</p> <ul style="list-style-type: none"> Install a traffic signal (same improvement required under Existing-plus-Project conditions); Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions); Construct an EB shared through/right-turn lane; Construct a WB left-turn lane (same improvement required under Existing-plus-Project conditions); and Construct a WB shared through/right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
36.	<p>4.2.19 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Murrieta Road at Scott Road (Study Area Intersection 26):</p> <ul style="list-style-type: none"> Install a traffic signal (same improvement required under Existing-plus-Project conditions); 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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	<ul style="list-style-type: none"> • Restripe the SB shared left/right-turn lane as a left-turn lane; • Construct a SB right-turn lane; • Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions); • Construct a second EB through lane; and • Construct a WB shared through/right-turn lane. 			
37.	<p>4.2.20 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Palomar Street at Corydon Road (Study Area Intersection 2):</p> <ul style="list-style-type: none"> • Construct an EB shared through/right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
38.	<p>4.2.21 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Palomar Street at Central Avenue (Study Area Intersection 3):</p> <ul style="list-style-type: none"> • Construct a second NB through lane; • Construct a second SB through lane; • Construct a second WB through lane; and • Construct a NB right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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39.	4.2.22 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Mission Trail at Waite Street (Study Area Intersection 6): <ul style="list-style-type: none"> • Install a traffic signal. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
40.	4.2.23 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Mission Trail at Bundy Canyon Road (Study Area Intersection 7): <ul style="list-style-type: none"> • Construct a NB right-turn lane with overlap phasing; • Construct an EB left-turn lane; • Construct an EB right-turn lane; • Construct a WB left-turn lane; • Construct a second and third EB through lane; and • Construct a second WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
41.	4.2.24 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orchard Street at Bundy Canyon Road (Study Area Intersection 8): <ul style="list-style-type: none"> • Install a traffic signal (same improvement required under Opening Year conditions); • Construct a WB left-turn lane (same improvement required under Opening Year conditions); 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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	<ul style="list-style-type: none"> Construct a NB left-turn lane; Construct a SB left-turn lane; Construct an EB left-turn lane; Construct a second and third EB through lane; and Construct a second and third WB through lane. 			
42.	<p>4.2.25 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Almond Street at Bundy Canyon Road (Study Area Intersection 9):</p> <ul style="list-style-type: none"> Install a traffic signal (same improvement required under Opening Year conditions); Construct an EB left-turn lane (same improvement required under Opening Year conditions); Construct a WB left-turn lane (same improvement required under Opening Year conditions); Construct a NB left-turn lane; Construct a SB left-turn lane; Construct a third EB through lane; and Construct a third WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
43.	<p>4.2.26 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Orange Street at Bundy Canyon Road (Study Area Intersection 10):</p>	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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	<ul style="list-style-type: none"> • Modify the traffic signal to accommodate overlap phasing for the NB right-turn lane (same improvement required under Opening Year conditions); • Construct a SB left-turn lane; • Construct a second WB left-turn lane; • Construct a third EB through lane; and • Construct a second and third WB through lane. 			
44.	<p>4.2.27 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Orange Street at Canyon Drive (Study Area Intersection 11):</p> <ul style="list-style-type: none"> • Install a traffic signal (same improvement required under Opening Year conditions); • Construct a NB left-turn lane (same improvement required under Opening Year conditions); • Construct a SB left-turn lane (same improvement required under Opening Year conditions); • Construct an EB left-turn lane (same improvement required under Opening Year conditions); • Construct a WB left-turn lane (same improvement required under Opening Year conditions); • Construct a NB right-turn lane; • Construct a SB right-turn lane with overlap phasing; • Construct a WB right-turn lane with overlap phasing; 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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	<ul style="list-style-type: none"> Construct a NB shared through/right-turn lane (same improvement required under Opening Year conditions); and Construct a second SB through lane. 			
45.	<p>4.2.28 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 SB Ramps at Bundy Canyon Road (Study Area Intersection 12):</p> <ul style="list-style-type: none"> Construct an EB right-turn lane (same improvement required under Opening Year conditions); and Construct a second WB left-turn lane; Construct a third EB through lane; and Construct a third WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
46.	<p>4.2.29 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of I-15 SB Ramps at Baxter Road (Study Area Intersection 13):</p> <ul style="list-style-type: none"> Install a traffic signal (same improvement required under Existing-plus-Project conditions); Construct an EB right-turn lane (same improvement required under Opening Year conditions); Construct a second EB through lane; and Construct a second WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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47.	<p>4.2.30 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of I-15 NB Ramps at Bundy Canyon Road (Study Area Intersection 14):</p> <ul style="list-style-type: none"> • Construct a WB right-turn lane (same improvement required under Opening Year conditions); and • Construct a second EB left-turn lane; • Construct a third EB through lane; and • Construct a third WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
48.	<p>4.2.31 The following improvement at the intersection of Sellers Road at Bundy Canyon Road (Study Area Intersection 16) is currently TUMF-funded and programmed for construction:</p> <ul style="list-style-type: none"> • Restripe the WB right-turn lane as a second through lane. <p>This improvement shall be completed prior to the issuance of the first Certificate of Occupancy for the Project (same improvement required under Existing-plus-Project conditions);</p> <p>Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward implementation of the following improvement at the intersection of Sellers Road at Bundy Canyon Road (Study Area Intersection 16):</p> <ul style="list-style-type: none"> • Modify the traffic signal to accommodate overlap phasing for the SB right-turn lane. 	Prior to the issuance of the first Certificate of Occupancy.	Planning, Engineering & Building Department's	
49.	<p>4.2.32 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following</p>	Prior to issuance of	Planning, Engineering	

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	<p>improvement at the intersection of Monte Vista Drive at Bundy Canyon Road (Study Area Intersection 17):</p> <ul style="list-style-type: none"> • Construct a second WB through lane (same improvement required under Existing-plus-Project conditions); • Construct a third WB through lane; • Construct a NB shared left/right-turn lane; and • Construct a second WB left-turn lane. 	building permits.	& Building Department's	
50.	<p>4.2.33 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvement at the intersection of Monte Vista Drive at Baxter Road (Study Area Intersection 20):</p> <ul style="list-style-type: none"> • Install a traffic signal (same improvement required under Existing-plus-Project conditions); • Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions); • Construct a SB left-turn lane striped as a shared left/right-turn lane; • Construct a SB de facto right-turn lane striped as a dedicated right-turn lane; • Construct a WB de facto right-turn lane striped as a dedicated right-turn lane; and • Modify the traffic signal to accommodate overlap phasing on the WB right-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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51.	<p>4.2.34 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of George Avenue at La Estrella Road (Study Area Intersection 21):</p> <ul style="list-style-type: none"> • Install a traffic signal; • Construct an EB left-turn lane; • Construct a second EB through lane; • Construct a WB left-turn lane; and • Construct a second WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
52.	<p>4.2.35 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Iodine Springs Road at La Estrella Road (Study Area Intersection 22):</p> <ul style="list-style-type: none"> • Install a traffic signal; • Construct a NB left-turn lane; • Construct a SB left-turn lane; • Construct an EB left-turn lane; and • Construct a WB left-turn lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
53.	<p>4.2.36 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of The Farm Road at Bundy Canyon Road (Study Area Intersection 23):</p> <ul style="list-style-type: none"> • Restripe the EB right-turn lane as a shared through/right- 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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	<p>turn lane (same improvement required under Opening Year conditions);</p> <ul style="list-style-type: none"> • Construct a second WB through lane (same improvement required under Opening Year conditions); and • Construct a third EB through lane. 			
54.	<p>4.2.37 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Harvest Way East at Bundy Canyon Road (Study Area Intersection 25):</p> <ul style="list-style-type: none"> • Install a traffic signal (same improvement required under Existing-plus-Project conditions); • Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions); • Construct an EB shared through/right-turn lane (same improvement required under Opening Year conditions); • Construct a WB left-turn lane (same improvement required under Existing-plus-Project conditions); and • Construct a WB shared through/right-turn lane (same improvement required under Opening Year conditions); • Construct a third EB through lane; and • Construct a third WB through lane. 	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
55.	<p>4.2.38 Prior to the issuance of building permits, the Project Applicant shall pay requisite fees toward the construction of the following improvements at the intersection of Murrieta Road at Scott</p>	Prior to issuance of	Planning, Engineering & Building	

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	<p>Road (Study Area Intersection 26):</p> <ul style="list-style-type: none"> • Install a traffic signal (same improvement required under Existing-plus-Project conditions); • Restripe the SB shared left/right-turn lane as a left-turn lane (same improvement required under Opening Year conditions); • Construct a SB right-turn lane (same improvement required under Opening Year conditions); • Construct an EB left-turn lane (same improvement required under Existing-plus-Project conditions) (same improvement required under Opening Year With-Project conditions); • Construct a second EB left-turn lane; • Construct a WB right-turn lane; • Construct a second EB through lane (same improvement required under Opening Year conditions); • Construct a WB shared through/right-turn lane (same improvement required under Opening Year conditions); • Construct a third EB through lane; and • Construct a third WB through lane. 	building permits.	Department's	
56.	4.2.39 The Project Applicant shall prepare a Construction Area Traffic Management Plan (Plan) to be reviewed and approved by the City Public Works Department. The Plan shall identify traffic controls, any street closures and/or detours, or other disruption	Prior to building plan check.	Planning, Engineering & Building	

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	to traffic circulation, as well as construction vehicle access routes, hours of construction traffic, and any pavement repairs or enhancements along proposed construction traffic routes. The Plan and its requirements shall be provided to all contractors as one component of building plan/contract document packages.		Department's	
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Air Quality Measures:

57.	<p>4.3.1 The following requirements shall be incorporated into Project plans and specifications in order to ensure implementation of SCAQMD Rule 403, which limits fugitive dust emissions:</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour; • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day; and • The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. 	Prior to building plan check.	Planning, Engineering & Building Department's	
58.	4.3.2 Grading plans shall reference the requirement that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling. This	Prior to the issuance of grading	Planning, Engineering & Building	

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	requirement is based on the California Air Resources Board regulation in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure applies to construction traffic.	plans.	Department's	
59.	4.3.3 During grading activity, all rubber tired dozers and scrapers (≥ 50 horsepower) shall be CARB Tier 3 Certified or better. Additionally, during grading activity, total horsepower-hours per day for all equipment shall not exceed 16,784; and the maximum (actively graded) disturbance area shall not exceed five acres per day.	During grading activity.	Planning, Engineering & Building Department's	
60.	4.3.4 Prior to the issuance of building permits, the Project Applicant shall submit energy usage calculations showing that the Project is designed to achieve a minimum 5% efficiency beyond then incumbent California Building Code Title 24 requirements. The Project energy usage calculations shall be subject to review and approval by the City. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable): <ul style="list-style-type: none">• Increase in insulation such that heat transfer and thermal bridging is minimized;• Limit air leakage through the structure and/or within the	Prior to issuance of building permits.	Planning, Engineering & Building Department's	

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	<p>heating and cooling distribution system;</p> <ul style="list-style-type: none"> • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products. 			
61.	<p>4.3.5 Enhanced Water Conservation Required: Prior to the issuance of building permits, the Project Applicant shall prepare a Water Conservation Strategy demonstrating a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). The Project Water Conservation Strategy shall be subject to review</p>	<p>Prior to issuance of building permits.</p>	<p>Planning, Engineering & Building Department's</p>	

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	<p>and approval by the City.</p> <p>The Project shall also implement the following:</p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought tolerant plants; • Use of water-efficient irrigation techniques; • U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. 			
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Noise Measures:

62.	4.4.1	<p>Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall not occur between the hours of 6 p.m. to 6 a.m. during the months of June through September, and between the hours of 6 p.m. and 7 a.m. during the months of October through May.</p>	<p>Prior to approval of grading plans and/or issuance of building permits.</p>	<p>Planning, Engineering & Building Department's</p>	
63.	4.4.2	<p>During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. It is noted that stationary equipment is transitory to the site and is located based on a given construction task or phase, however noise emitting construction equipment that may be employed in various temporary fixed positions throughout the Project site shall be oriented to direct noise away from the nearest noise sensitive receptor(s).</p>	<p>Throughout construction</p>	<p>Planning, Engineering & Building Department's</p>	

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64.	4.4.3	The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction. A review of the Project site and the location of nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the northern portion of the site near Bundy Canyon Road and away from the residential land use located south of Canyon Drive.	Throughout construction	Planning, Engineering & Building Department's	
65.	4.4.4	The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.	Throughout construction	Planning, Engineering & Building Department's	
66.	4.4.5	All trucks, tractors, and forklifts shall be operated with proper operating and well maintained mufflers.	Throughout construction	Planning, Engineering & Building Department's	
67.	4.4.6	Maintain quality pavement conditions that are free of bumps to minimize truck noise.	Ongoing throughout Project operations.	Planning, Engineering & Building Department's	
68.	4.4.7	The truck access points and loading docks within the truck court on the Project site shall be posted with signs which state: <ul style="list-style-type: none"> • Truck drivers shall turn off engines when not in use; • Trucks servicing the Project shall not idle for more than 	Ongoing throughout Project operations.	Planning, Engineering & Building Department's	

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	five (5) minutes; and <ul style="list-style-type: none"> Telephone numbers of the building facilities manager to report violations. 			
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Hydrology & Water Quality Measures:

69.	4.6.1 Prior to the issuance of grading permits, the Project Applicant must obtain coverage under the SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). As required by the General Permit, Project Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Wildomar, Riverside County Flood Control and Water Conservation District, and San Diego Regional Water Quality Control Board for review and approval. The SWPPP shall identify pre- and post-construction Best Management Practices (BMPs) intended to prevent the release of sediment and pollutants into downstream waterways and comply with all other requirements of the General Permit. Examples of construction BMPs to be incorporated in the Project include, but are not limited to, the following: <ul style="list-style-type: none"> Silt Fences; Check Dams; Gravel Bag Berms; Street Sweeping and Vacuuming; Sand Bag Barriers; Storm Drain Inlet Protection; 	Prior to issuance of grading permits.	Planning, Engineering & Building Department's	
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	<ul style="list-style-type: none"> • Wind Erosion Control; • Stabilized Construction Entrance/Exit; and • Entrance/Outlet Tire Wash. <p>Post-construction BMPs to reduce sediments and other pollutants include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Providing permanent cover to stabilize the disturbed surfaces after construction has been completed; • Incorporating structural BMPs (e.g., grease traps, debris, screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the Project's design to provide detention and filtering of contaminants in urban runoff prior to discharge to stormwater facilities; • Precluding non-stormwater discharges to the stormwater system; and • Performing monitoring of discharges to the stormwater system. 			
70.	<p>4.6.2 Prior to the issuance of grading permits, the Project Applicant shall submit a final Water Quality Management Plan (WQMP) to the City of Wildomar, Riverside County Flood Control and Water Conservation District, and San Diego Regional Water Quality Control Board for review and approval, as required by SDRWQCB Order No. 2010-0016. The WQMP shall identify Best Management Practices (BMPs) addressing all post-construction pollutant discharges and comply with all other requirements of Order No. 2010-0016. Examples of BMPs</p>	<p>Prior to issuance of grading permits.</p>	<p>Planning, Engineering & Building Department's</p>	

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<p>included in the Project's Preliminary WQMP include the following:</p> <p><u>Source Control/Non-Structural BMPs</u></p> <ul style="list-style-type: none"> • Education of property owners, operators, tenants, occupants, or employees; • Street Sweeping of Private Streets and Parking Lots; • Drainage facility inspection and maintenance; • Roof Runoff Controls; • Efficient Irrigation; • Protection of Slopes and Channels; • Storm Drain stenciling and signage; • Trash Storage Areas and Litter Control; • Irrigation system and landscape maintenance; and • Loading dock drainage controls. <p><u>Site Design/Structural BMPs</u></p> <ul style="list-style-type: none"> • Maximize permeable areas; • Minimize street, sidewalk, and parking lot aisle widths; • Maintain natural drainage patterns; • Incorporate drought-tolerant landscaping; • On-site ponding areas or retention facilities to increase opportunities for infiltration; • Convey roof runoff to landscaping/permeable areas prior to discharge to storm drains; • Drain sidewalks and walkways to adjacent landscaped areas; and • Integration of landscaping and drainage designs. 			
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71.	4.6.3	If determined necessary by the City, the Interim Off-site Drainage Concept described at Section 4.6.4.3, and discussed in detail within Limited Off-Site Storm Drain Analysis for #3882-02 Wildomar, CA Walmart Planning Application No. 13-0086 I-15 & Bundy Canyon Road Wildomar, CA (Nasland Engineering) July 8, 2014 (Off-Site Storm Drain Analysis, included at Draft EIR Appendix F), shall be implemented by the Project Applicant. Final design of the Interim Off-site Drainage Concept is subject to review and approval by the City Engineer.	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
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Biological Resources Measures:

72.	4.7.1	Limits of the Project site shall be clearly marked by stakes or other means to ensure that off-site areas are not disturbed by Project construction activities.	Throughout construction.	Planning, Engineering & Building Department's	
73.	4.7.2	A biological monitor shall be on-site during all vegetation clearing activities, and will halt any such activities if, in his or her professional opinion, such activities will result in the take of a protected species.	During all vegetation clearing activities.	Planning, Engineering & Building Department's	
74.	4.7.3	Within 30 days prior to disturbance at the Project site, a pre-construction survey shall be conducted for burrowing owl (<i>Athene cunicularia</i>), and if owls are present they can be relocated following accepted protocols to comply with the MSHCP.	Within 30 days prior to disturbance at the Project site.	Planning, Engineering & Building Department's	

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75.	<p>4.7.4 To avoid impacts to nesting birds and to comply with the federal Migratory Bird Treaty Act of 1918 (MBTA):</p> <ul style="list-style-type: none"> • If possible, all vegetation removal activities shall be scheduled from September 15 to February 15, which is outside the nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly. • If vegetation is to be cleared during the nesting season (February 15 – September 15), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 200-foot buffer and up to 500 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed. 	Throughout construction.	Planning, Engineering & Building Department's	
76.	<p>4.7.5 A biologist shall make periodic site visits to ensure compliance with all permit conditions.</p>	Throughout construction.	Planning, Engineering & Building Department's	

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77.	<p>4.7.6 Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas, the applicant shall obtain a Regional Board 401 Certification, or a written waiver of the requirement for such an agreement or permit, from the California Regional Water Quality Control Board. Written verification of such a permit or waiver shall be provided to the City of Wildomar Planning Department.</p>	<p>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.</p>	<p>Planning, Engineering & Building Department's</p>	
78.	<p>4.7.7 Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas, the applicant shall obtain a stream bed alteration agreement or permit, or a written waiver of the requirement for such an agreement or permit, from the California Department of Fish and Wildlife. Written verification of such a permit or waiver shall be provided to the City of Wildomar Planning Department.</p>	<p>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.</p>	<p>Planning, Engineering & Building Department's</p>	
79.	<p>4.7.8 Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas, the applicant shall obtain a 404 permit, or a written waiver of the requirement for such an agreement or permit, from the U.S. Army Corps of Engineers. Written verification of such a permit or waiver shall be provided to the City of Wildomar Planning Department.</p>	<p>Prior to the issuance of any grading permits and prior to any physical disturbance of any possible jurisdictional areas.</p>	<p>Planning, Engineering & Building Department's</p>	

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<u>Geology & Soils Measures:</u>			
80.	<p>4.8.1 Design and development of the Project shall comply with recommendations and performance standards identified in the Geotechnical Investigation at pages 8 through 21, Sections 6.1 through 6.14. Where the Project Geotechnical Investigation is silent, requirements of the California Building Code as adopted and implemented by the City shall prevail. The Project Geotechnical Investigation provides recommendations and performance standards for the following design and development components/attributes:</p> <ul style="list-style-type: none"> • Excavation and Soil Characteristics; • Temporary Slope Excavations (i.e., trenching); • Grading; • Slopes; • Seismic Design Criteria; • Foundations; • Concrete Slabs-on-Grade; • Conventional Retaining Walls; • Pavement Recommendations; • Hydraulic Conductivity; • Detention Basin and Bioswale Recommendations; • Site Drainage and Moisture Protection; and • Foundation and Grading Plan Review. 	Prior to building plan check.	Planning, Engineering & Building Department's

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Cultural Resources Measures:

81.	4.9.1 Prior to development approval on the Project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the Project applicant(s) shall include the following wording on all construction contract documentation: "If during grading or construction activities, cultural resources are discovered on the Project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the Pechanga Tribe (Tribe). Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe determines the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2 and the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure 4.9.2."	Prior to development approval on the Project site and issuance of any grading, building, or other permit.	Planning, Engineering & Building Department's	
82.	4.9.2 At least 30 days prior to seeking a grading permit, the Project applicant(s) shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the monitoring program and	At least 30 days prior to seeking a grading permit.	Planning, Engineering & Building	

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	to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; Project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; 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.		Department's	
83.	<p>4.9.3 Prior to development approval on the Project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the Project applicant(s) shall include the following wording 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</p>	Prior to development approval on the Project site and issuance of any grading, building, or other permit.	Planning, Engineering & Building Department's	

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	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."			
84.	4.9.4 All cultural materials, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure 4.9.2, that are collected during the grading monitoring program and from any previous archeological studies or excavations on the Project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility, which meets the standards set forth in 36 CRF Part 79 for federal repositories.	Throughout grading/prior to issuance of building permit.	Planning, Engineering & Building Department's	
85.	4.9.5 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	Throughout grading.	Planning, Engineering & Building Department's	

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	pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.			
86.	<p>4.9.6 Prior to development approval on the Project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the Project applicant(s) shall include the following wording on all construction contract documentation:</p> <p>“If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery. The developer, the Project archeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique as defined by relevant state and local law, avoidance and mitigation</p>	Prior to development approval on the Project site and issuance of any grading, building, or other permit.	Planning, Engineering & Building Department's	

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<u>Original Council Approval Date:</u> Plot Plan/CUP: February 11, 2015	<u>Expiration Date (Council Approval)</u> Plot Plan/CUP: February 11, 2017		
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	would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.”			
87.	4.9.7 To address the possibility that cultural resources may be encountered during grading or construction, a qualified professional archeologist 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 and/or paleontological resources.	Throughout construction.	Planning, Engineering & Building Department's	
88.	4.9.8 Prior to the issuance of a grading permit, the Project applicant(s) shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or Project construction, all work in the area of the find shall cease. The Project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.	Prior to the issuance of grading permit.	Planning, Engineering & Building Department's	
89.	4.9.9 A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in	Throughout grading and excavation activities.	Planning, Engineering & Building Department's	

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	<p>undisturbed formational sediments of the sandstone member of the Pauba Formation (Qpfs) and the sandstone member of the Sandstone and Conglomerate of Wildomar (QTsw), of late Pliocene to middle Pleistocene age, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p>			
90.	<p>4.9.10 Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.</p>	<p>Prior to issuance of building permits.</p>	<p>Planning, Engineering & Building Department's</p>	
91.	<p>4.9.11 Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written</p>	<p>Prior to issuance of building permits.</p>	<p>Planning, Engineering & Building Department's</p>	

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	repository agreement prior to the initiation of mitigation activities.			
92.	4.9.12 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to and accepted by the City of Wildomar, shall signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.	Prior to issuance of building permits.	Planning, Engineering & Building Department's	
<u>Prior to Issuance of Grading Permits</u>				
93.	The grading plan shall include the following information in the Notes Section of the Grading Plan: <i>"No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception:</i>	Prior to Issuance of a Grading Permit	Planning Department	

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	<i>From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."</i>			
94.	The grading plan shall include the following information in the Notes Section of the Grading Plan: <i>"If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."</i>	Prior to Issuance of a Grading Permit	Planning Department	

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95.	Prior to the issuance of any 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 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.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
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Prior to Issuance of Building Permits

96.	Prior to the issuance of building permits for the 7,800 square-foot outparcel building, the applicant shall file a minor plot plan application for review and approval by the Planning Director. The final design of the building shall be consistent with the design theme of the Wal-Mart building.	Prior to the Issuance of Building Permits	Planning Dept.	
97.	Prior to the issuance of the building permits, the applicant shall pay all applicable and current Development Impact Fees and City Mitigation Fees as determined by the Building and Engineering departments, including but not limited to, TUMF, MSHCP and K-Rat fees, etc.	Prior to the Issuance of Building Permits	Planning Dept.	
98.	Prior to the issuance of building permits, the applicant shall submit for review and approval by the Planning Department three (3) sets of detailed/construction level landscape and irrigation plans, prepared by a registered landscape architect. Said landscape plans shall be	Prior to the Issuance of Building Permits	Planning Dept.	

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	consistent with the conceptual landscape plans approved by the City Council as part of CUP & Plot Plan No. 13-0086.			
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Prior to Issuance of Occupancy Permits

99.	The Applicant shall obtain a Type 21 (Off-premise General) license from the Department of Alcoholic Beverage Control (ABC) and submit proof to the Planning Department prior to the issuance of occupancy permits.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
00.	Prior to the Issuance of an Occupancy Permit, all Planning Department conditions listed herein for CUP/Plot Plan No. 13-0086 shall be completed to the satisfaction of the Planning Department.	Prior to the Issuance of Occupancy Permits	Planning Dept.	

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	Public Works 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, Guidelines and project specific conditions of approval. Modifications to the standards, specifications, policies and guidelines may be identified by the city and/or developer during final engineering review; approval of modifications and deviations shall be submitted for consideration in	On-Going	Public Works Dept.	

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	writing; and, modifications and deviations are subject to approval of the City Engineer. Modifications to the conditions of approval may require approval by the Planning Commission and/or City Council.			
3.	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	Public Works Dept.	
4.	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	Public Works Dept.	
5.	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	Public Works Dept.	
6.	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.	On-Going	Public Works Dept.	
7.	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	Public Works Dept.	

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8.	All flood control plans to be reviewed by the Riverside County Flood Control District (RCFCD) shall be submitted to RCFCD. The City of Wildomar shall be copied on the transmittal with a copy of the improvement plans and all correspondence. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD. Estimate of Costs for flood control facilities shall be approved by RCFCD and the City.	On-Going	Engineering Dept.	
9.	All water and sewer plans to be reviewed by the Elsinore Valley Municipal Water District (EVMWD) shall be submitted to EVMWD. The City of Wildomar shall be copied on the transmittal with a copy of the improvement plans and all correspondence. For projects requiring EVMWD review the developer shall pay the appropriate fees to EVMWD. Estimate of Costs for water and sewer facilities shall be approved by EVMWD and the City.	On-Going	Engineering Dept.	
10.	All fire service improvement plans to be reviewed by Riverside County Fire Department (RCFD) shall be submitted to RCFD. The City of Wildomar shall be copied on the transmittal with a copy of the improvement plans and all correspondence. For projects requiring RCFD review the developer shall pay the appropriate fees to RCFD. Estimate of Costs for fire service facilities shall be approved by RCFD and the City.	On-Going	Engineering Dept.	
<u>Prior to the Issuance of Grading Permits</u>				
11.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing	Prior to Issuance of	Public Works Dept.	

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	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.	Grading Permits		
12.	Grading in excess of 199 cubic yards will require a grading agreement and a performance security to be posted with the City. Grading Agreements require City Council Approval unless authority is delegated to the City Engineer.	Prior to Issuance of Grading Permits	Public Works Dept.	
13.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	Prior to Issuance of Grading Permits	Public Works Dept.	
14.	All retaining walls shall require a separate permit from the Building Department. Retaining Wall plans shall be approved concurrent with Grading Plan approval.	Prior to Issuance of Grading Permits	Building Dept.	
15.	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 Grading Permits	Public Works Dept.	

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16.	The developer shall 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 Grading Permits	Public Works Dept.	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	Prior to Issuance of Grading Permits	Public Works Dept. Planning Dept.	
18.	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.	Prior to Issuance of Grading Permits	Public Works Dept.	
19.	The project specific SWPPP shall be approved by the City Engineer.	Prior to Issuance of Grading Permits	Public Works Dept.	
20.	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 Grading Permits	Public Works Dept.	

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21.	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 Grading Permits	Public Works Dept.	
22.	If the project location is within the Santa Ana River Watershed: The developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.	Prior to Issuance of Grading Permits	Public Works Dept.	
23.	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;	Prior to Issuance of Grading Permits	Public Works Dept.	

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	<p>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> <ol 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 area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.</p>			
24.	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	Prior to Issuance of	Public Works Dept.	

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	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.	Grading Permits		
25.	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, 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 Grading Permits	Public Works Dept.	
26.	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	Public Works Dept.	
<u>Prior to Issuance of Building Permits</u>				
27.	Offsite public improvement plans, water, sewer and utility plans, flood control plans and onsite grading, stormwater quality treatment and improvement plans shall be prepared, processed and approved.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
28.	Prior to the 1st Improvement Plan submittal, the developer shall provide a current Title Report and show all easements, rights-of-way, and encumbrances to the satisfaction of Public Works. If the developer is different than the owner identified in the Title Report then a notarized letter authorizing the developer to improve the property shall be provided.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
29.	Offsite public improvement plans shall be prepared for Bundy Canyon Road from the I-15 freeway to Monte Vista Drive for six lanes of through traffic and turning lanes. The design shall be based on an	Prior to Issuance of	Public Works &	

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	Urban Arterial Highway, Standard No. 91. The minimum Traffic Index is 10.0. A Truck Traffic analysis shall be performed to determine the ultimate pavement structural section requirements.	Building Permits	Building Depts.	
30.	Offsite public improvement plans shall be prepared for Bundy Canyon Road from Monte Vista Drive to Oak Canyon Drive for four lanes of through traffic and turning lanes. The design shall be based on an Arterial Highway, Standard No. 92. The minimum Traffic Index is 10.0. A Truck Traffic analysis shall be performed to determine the ultimate pavement structural section requirements.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
31.	Offsite public improvement plans shall be prepared for Monte Vista Drive from Bundy Canyon Road to Canyon Drive for four lanes of through traffic and turning lanes. The design shall be based on a Secondary Highway, Standard No. 94. Modifications to Standard No. 94 shall include a raised median and a multi-use trail along the easterly right of way. The raised median shall also include a decorative fence designed to discourage mid-block pedestrian crossing. The multi-use trail shall include a 6-foot wide concrete sidewalk and an 8-foot wide soil stabilized disintegrated granite path.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
32.	Canyon Drive improvements will be included as part of the on-site private improvement plans. The developer shall provide an easement to the City of Wildomar for traffic signal operation and maintenance. If Canyon Drive was previously offered for dedication as a public improvement then the developer will prepare a legal description and plat quitclaiming the offer.	Prior to Issuance of Building Permits	Public Works & Building Depts.	

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33.	Traffic Signal Plans shall be prepared for the intersection of Bundy Canyon Road and Sellers Road. As part of the design and approval process, the applicant shall close the median opening (extending south from Bundy Canyon Road) as part of the signal improvement plans.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
34.	Traffic Signal Plans shall be prepared for the intersection of Bundy Canyon Road and Monte Vista Road.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
35.	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 Issuance of Building Permits	Public Works & Building Depts.	
36.	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.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
37.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
38.	The developer shall submit to the City Engineer traffic control plans for the construction of Bundy Canyon Road and Monte Vista Road to ensure the continued flow of traffic during construction.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
39.	The developer shall execute a maintenance agreement for the stormwater quality control treatment devices as identified in the WQMP.	Prior to Issuance of	Public Works &	

ATTACHMENT C - EXHIBIT 1

WALMART DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL

Project Application: Change of Zone, Conditional Use Permit & Plot Plan No. 13-0086 (Planning Application No. 13-0086)

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

<u>Original Council Approval Date:</u> Plot Plan/CUP: February 11, 2015	<u>Expiration Date (Council Approval)</u> Plot Plan/CUP: February 11, 2017		
<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>

		Building Permits	Building Depts.	
40.	The developer shall pay all fees in accordance with Zone A of the Southwest Road and Bridge Benefit District.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
41.	The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Issuance of Building Permits	Public Works & Building Depts.	
42.	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 Building Permits	Public Works & Building Depts.	
<u>Prior to Issuance of Occupancy Permits</u>				
43.	Offsite public improvements, water, sewer and utility improvements, flood control improvements and onsite grading, stormwater quality treatment improvements shall be constructed and approved.	Prior to Issuance of Occupancy Permits	Public Works & Building Depts.	
44.	All street name signs at intersections adjacent to the project, public or private and/or street name signs to be replaced shall be installed and approved.	Prior to Issuance of Occupancy Permits	Public Works & Building Depts.	
45.	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	Prior to Issuance of Occupancy Permits	Public Works & Building Depts.	

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WALMART DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL			
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	currently in place.			
46.	A letter from outside agencies as applicable (e.g., RCFCD, EVMWD, RCFD, Caltrans, etc.) involved in the approval and acceptance of improvements shall be received and addressed to the City of Wildomar. The developer shall be responsible for obtaining the letter(s).	Prior to Issuance of Occupancy Permits	Public Works & Building Depts.	

RIVERSIDE COUNTY FIRE DEPARTMENT

General Conditions

1.	10. FIRE.999 PC - #01 – West Fire Protection Planning Office Responsibility - 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.	On-Going	County Fire Department	
2.	10.FIRE.999 CASE –CITY CASE STATEMENT - 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.	On-Going	County Fire Department	

ATTACHMENT C - EXHIBIT 1

WALMART DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL

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3.	<u>10. FIRE.6 - #71 – ADVERSE IMPACTS</u> - The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts included an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/ developers shall participate in the development impact fee program as adopted by the Riverside County Board of Supervisors to mitigate portion of these impacts. This will provide funding for capitol improvements such as land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.	On-Going	County Fire Department	
4.	<u>10. FIRE.7 - #86 – WATER MAINS</u> - All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of the California Fire Code, 2013 Edition, subject to the approval by the Riverside County Fire Department.	On-Going	County Fire Department	
5.	<u>10. FIRE.12 - #85 – FINAL FIRE REQUIRE</u> - Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.	On-Going	County Fire Department	

ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)

General Conditions

1.	The water supply system shall be connected to the 1746 pressure zone. The existing 10 inch ACP water line fronting the property on Bundy Canyon Road shall be upsized as required to meet fire flow	On-going	EVMWD	
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**ATTACHMENT C - EXHIBIT 1
WALMART DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL**

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	demands as established by the Fire Department.			
2.	The development needs to plan and install purple piping for irrigation with Recycled Water, when available.	On-going	EVMWD	
3.	Individual water meters shall be used per each separate business or commercial establishment	On-going	EVMWD	
4.	On-site water and sewer shall be privately owned and maintained	On-going	EVMWD	
5.	The Developer will be required to contact EVMWD and adhere to the Districts Development process, and pay all applicable fees.	On-going	EVMWD	