

**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item #2.1**  
**PUBLIC HEARING**  
**Meeting Date: September 16, 2015**

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**TO:** Chairman and Members of the Planning Commission

**FROM:** Matthew C. Bassi, Planning Director

**SUBJECT: Villa Siena Apartment Project (Planning Application No. 13-0089):**  
Planning Commission review and consideration of an Environmental Impact Report (EIR), General Plan Amendment, Change of Zone, and Plot Plan for the development of a 170-unit apartment project on a 10.02 gross acre site located at the northeast corner of Elizabeth Lane and Prielipp Road.

**STAFF RECOMMENDATION**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-20**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 20144011081), INCLUDING ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) CONSISTING OF A GENERAL PLAN AMENDMENT FROM MHDR TO VHDR, A CHANGE OF ZONE FROM I-P TO R-3, AND A PLOT PLAN TO DEVELOP A 170-UNIT APARTMENT PROJECT ON 10.02 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

2. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-21**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL

(MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

3. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-22**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING ZONING DESIGNATION FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

4. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-23**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 13-0089) TO DEVELOP A 170-UNIT APARTMENT PROJECT, SUBJECT TO CONDITIONS, ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

**PROJECT DESCRIPTION**

The Applicant (Golden Eagle Multifamily Properties) is requesting Planning Commission consideration to develop a 170-unit apartment project located at the northeast corner of Elizabeth Lane and Prielipp Road. The proposed project consists of the following action items by the Planning Commission as part of its recommendation to the City Council:

- 1) Environmental Impact Report (EIR) - In accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 – 21189.3, and the CEQA Guidelines, 14 CCR §§ 15000-15387, the proposed project requires the preparation of an Environmental Impact Report (EIR). The EIR must be certified by the City Council prior to the approval of the project. A copy of the draft EIR (DEIR), Technical Appendices, Final EIR (FEIR), and Mitigation Monitoring and Reporting Program (MMRP) is provided in PC Resolution No. 2015-20

(Attachment A, Exhibits 1 - 4). Refer to the Analysis section of the report for more details about the DEIR process.

- 2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the existing land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR) for the project site.

On October 16, 2013, the Applicant presented the proposed land use amendment to the Planning Commission as part of the City's General Plan Initiation Process (GPIP). The Commission raised two (2) primary concerns with the proposed land use amendment as follows:

- Loss of prime business park land resulting in a loss of industrial job opportunities.
- High density apartments not the best use at this key location – a density lower in the range would be more preferable.

The City Council also reviewed the proposed land use amendment at their November 13, 2013 meeting. The Council had similar concerns but voted to allow the Applicant to go through the development review and EIR process. Refer to the Analysis section of the report for more details about the proposed general plan land use amendment proposal.

- 3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to change the existing zoning designation of I-P (Industrial Park) to R-3 (General Residential) for the project site. Refer to the Analysis section of the report for more details about the proposed change of zone proposal.
- 4) Plot Plan (PP) - The proposed Villa Siena apartment project is a permitted use subject to the approval of a plot plan in the R-3 zone in accordance with Section 17.44.010 of the Zoning Ordinance. Development of the proposed 170-unit multi-family apartment project is subject to the development standards outlined in Section 17.44.020 (R-3 zone), 17.188 (off-street parking), and 17.276 (Landscaping). A detailed discussion of the how the proposed project meets and exceeds the development standards is provided in the Analysis section of the staff report.

**Project Location/Vicinity:**

The project site encompasses approximately 10.02 gross acres located in the southeast portion of the City. The vicinity and location map on the following pages shows the project site/surrounding area.

# Local Vicinity Map



Source: ESRI and Riverside County GIS Data.



Exhibit 2-2  
Local Vicinity Map

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CITY OF WILDOMAR • VILLA SIENA RESIDENTIAL PROJECT  
ENVIRONMENTAL IMPACT REPORT

# Project Location Map



Source: ESRI Aerial Imagery.



Exhibit 2-3  
Project Location Map  
and Surrounding Land Uses

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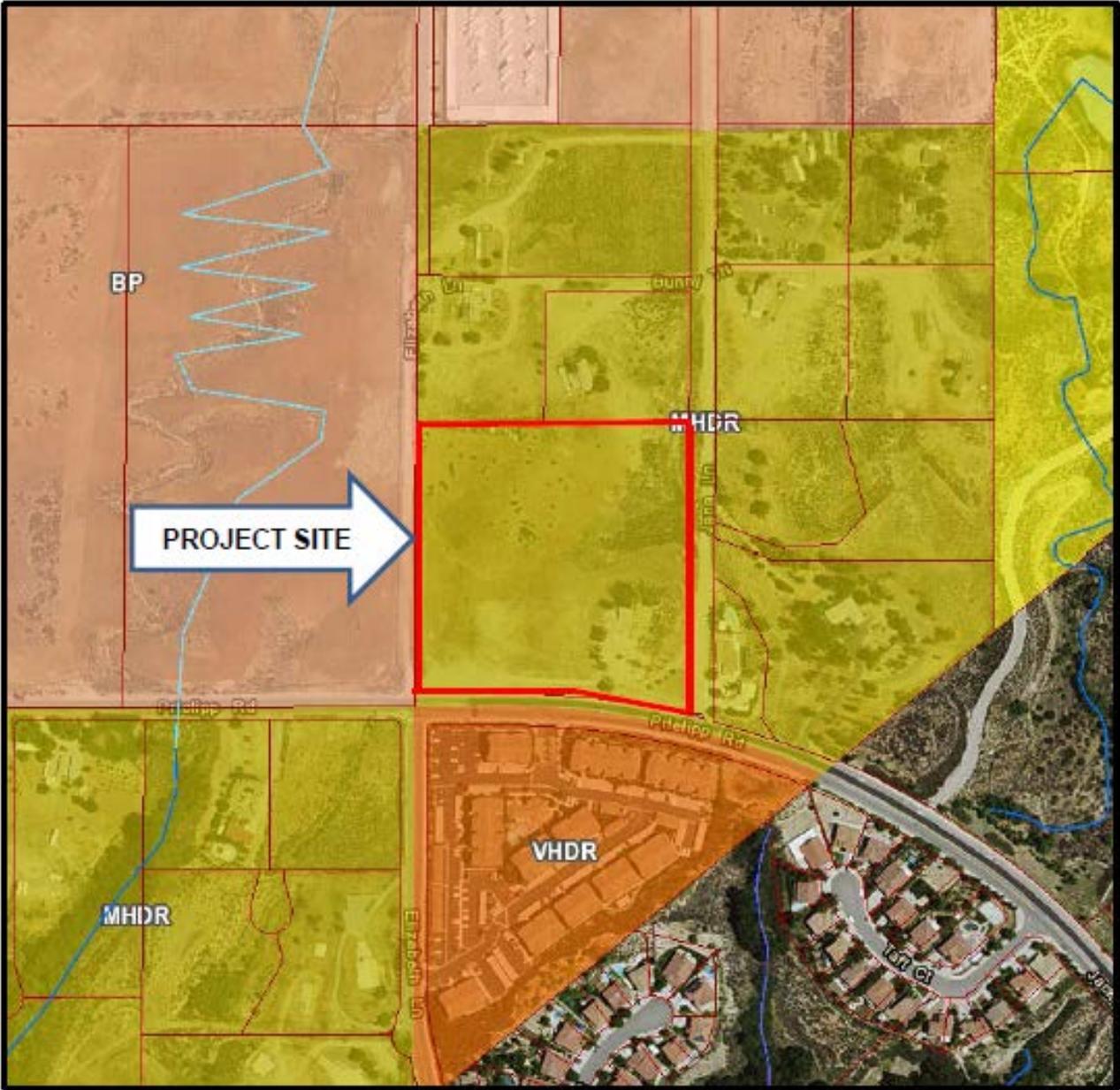
CITY OF WILDOMAR • VILLA SIENA RESIDENTIAL PROJECT  
ENVIRONMENTAL IMPACT REPORT

**Surrounding Land Uses:**

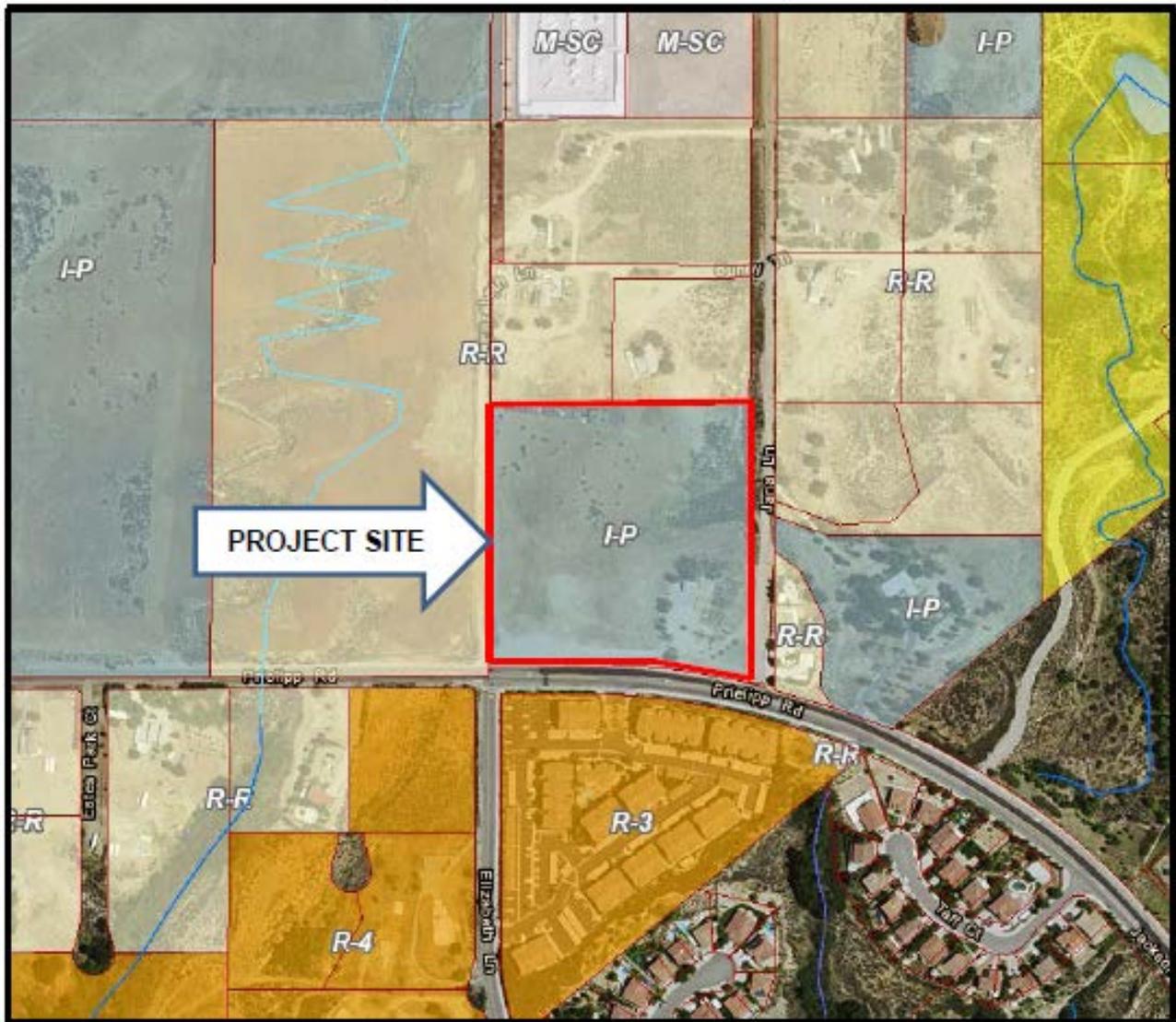
The project site is currently vacant and surrounded by single and multi-family residences to the north, east and south. Vacant land exists to the west and northwest. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties. The exhibits following reflect the current General Land Use and Zoning exhibits in color.

<b>ADJACENT LAND USE, GENERAL PLAN AND ZONING</b>			
<b>Location</b>	<b>Current Land Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning Designation</b>
<b>Subject Property</b>	Vacant	Medium High Density Residential (MHDR)	I-P (Industrial Park)
<b>North</b>	Single Family Residences	Medium High Density Residential (MHDR)	R-R (Rural Residential)
<b>South</b>	Multi-Family Apartments	Very High Density Residential (VHDR)	R-3 (General Residential)
<b>East</b>	Single Family Residence	Medium High Density Residential (MHDR)	I-P (Industrial Park) and R-R (Rural Residential)
<b>West</b>	Vacant	Business Park (BP)	R-R (Rural Residential)

Existing General Plan Land Use Exhibit



## Existing Zoning Designation Exhibit



## PROJECT ANALYSIS / FINDINGS OF FACT

### *Villa Siena CEQA / EIR:*

In the course of the preliminary review of the proposed project, the Planning Director determined that there was substantial evidence that the Villa Siena Apartment project may have one or more significant effects on the environment; therefore, preparation of an Environmental Impact Report (EIR) was warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d).

In accordance with CEQA Guideline 15082, the Planning Department prepared and circulated a Notice of Preparation (NOP) notifying the public that an EIR would be prepared for the project on April 21, 2014. This began a 30-day public review/comment

period that began on April 21, 2014 and concluded on May 20, 2014. The City received seven (7) public comments from various agencies, which are included within the DEIR (Attachment A, Exhibit 1, Appendix A). As part of the NOP process, the Planning Department conducted a public scoping meeting held on May 5, 2014. The purpose of the scoping meeting was to receive input from the public on what environmental issues should be addressed in the Villa Siena DEIR. The Applicant was the only person who spoke at the scoping meeting.

In the months following the NOP review period and scoping meeting, the City prepared and completed the Villa Siena DEIR. A Notice of Completion (NOC) was provided to the State Clearinghouse (OPR) on April 27, 2015 in accordance with Section 15085 of the CEQA Guidelines notifying the State of the availability of the DEIR for its 45-day public review period. In addition, the Planning Department published Notice of Availability (NOA) with the Riverside County Clerk, and Press Enterprise, a local newspaper of general circulation, on April 27, 2015 giving notice to the general public and all interested parties regarding the 45-day public review period.

The DEIR and Technical Appendices (Attachment A, Exhibits 1 & 1A) were circulated for review and comment to state responsible agencies, the City's local distribution list, and any interested party requesting a copy of the DEIR as required by CEQA Guidelines 15087 and 15105(a). The DEIR 45-day public review period began on April 27, 2015 and concluded on June 11, 2015.

The City received three (3) comment letters (CDFW, Caltrans & Burkett/Bridges) during the public comment period. Staff has prepared detailed responses to these comments which are provided in the FEIR. In accordance with state law, the FEIR was provided to each commenter 10 days prior to the September 2, 2015 Planning Commission meeting. The FEIR is provided for Commission consideration in Attachment A, Exhibit 2.

As part of the FEIR, the Planning Department has also prepared the Findings of Fact and Statement of Overriding Considerations for the project, as required by CEQA Guidelines 15091 and 15093. Approval of the project will result in one (1) one significant impact to transportation/traffic (Impact 3.1.1) that can not be mitigated. However, all other impacts have been mitigated to a less than significant level through changes and alterations to the project and mitigation measures. In accordance with Section 15093 of the CEQA Guidelines, the Planning Commission may recommend to the City Council adoption of the Statement of Overriding Considerations for the one significant and unavoidable impact. The Findings of Fact and Statement of Overriding Considerations are provided for Commission consideration in Attachment A, Exhibit 3.

In accordance with CEQA Guideline 15097, the Planning Department has also prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Villa Siena project. The MMRP outlines the proposed mitigation measures for the project and the timing and department responsibility for implementing the mitigation measures. The MMRP is provided for Commission consideration in Attachment A, Exhibit 4. The mitigation

measures have also been inserted into the project conditions of approval matrix (Attachment D, Exhibit 1).

The Planning Commission has the authority to review and recommend City Council certification of the proposed Villa Siena Apartment project. Based on the analysis and findings below, is recommending the Planning Commission recommended the City Council certify the Villa Siena project EIR.

**EIR Findings of Fact:**

Staff recommends that the Planning Commission recommend that the City Council, in light of the whole record before it, including but not limited to, the DEIR (w/technical appendices), FEIR, Findings of Fact, Statement of Overriding Considerations, and MMRP (Attachment A, Exhibits 1 - 4) and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, find and determine that:

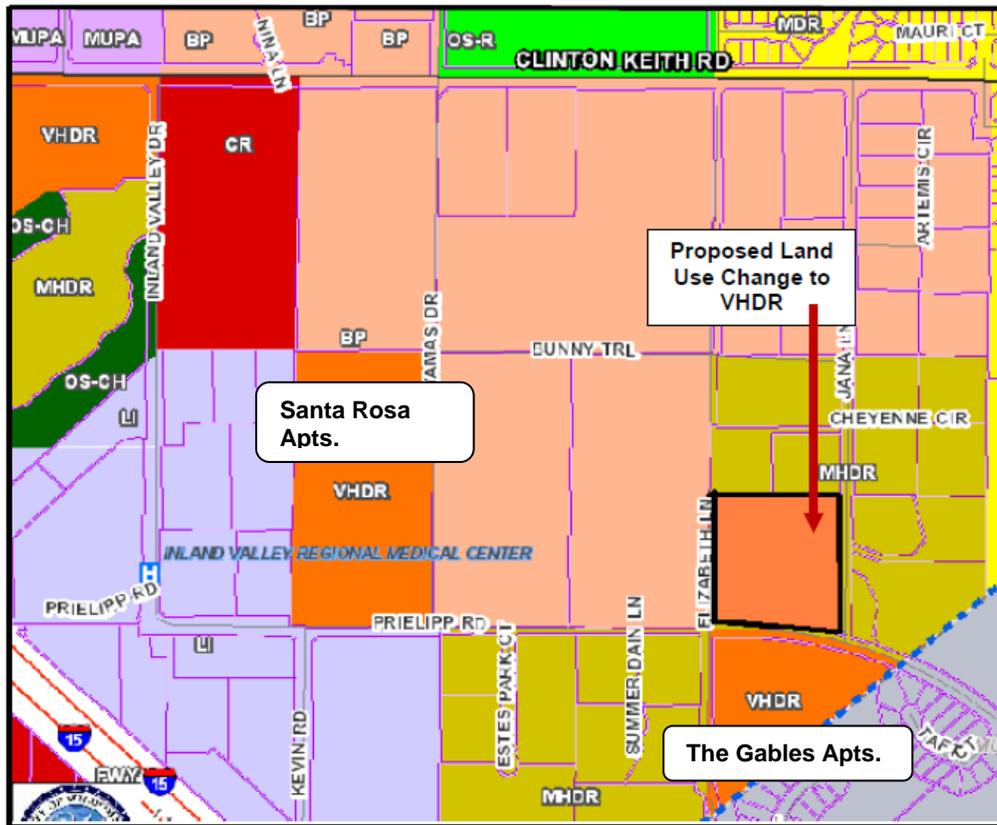
1. Preparation of EIR: An Environmental Impact Report was prepared for the Villa Siena Apartment project and processed in accordance with the California Environmental Quality Act (Public Resources Code § 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations § 15000 et seq.), and the City's local CEQA Guidelines.
2. Notice: The City has complied with CEQA Guidelines 15085 and 15087 by providing a Notice of Completion of the DEIR to OPR and a Notice of Availability to responsible and trustee agencies, including the Riverside County Clerk, and other persons and agencies.
3. Review Period: The City has complied with CEQA Guidelines 15087 and 15105 by making the DEIR available to the public for review for the required 45-day period of time commencing on April 27, 2015 and concluding on June 11, 2015.
4. Response to Comments: The City has responded to all written comments received during the public review period and included both the comments and the responses to the comments as part of the FEIR included as Exhibit 2 to Resolution 2015-20. In response to these comments, the City has made minor revisions to the DEIR. These revisions are identified in the FEIR and do not constitute significant additional information and do not require recirculation of the DEIR.
5. Avoidance / Reduction Significant Effects: The EIR identifies potentially significant effects on the environment that could result, if the project were adopted without changes or alterations, in the project and imposition of mitigation measures. Based thereon, the Planning Commission recommends the City Council further find that:
  - a) Changes, alterations, and mitigation measures have been incorporated into, or imposed as conditions of approval on, the project.

- b) These changes, alterations, and mitigation measures will avoid all but one of the significant environment effects identified in the EIR or lessen their impact below the threshold of significance.
  - c) These changes, alterations, and mitigation measures are fully enforceable because they have either resulted in an actual change to the project as proposed or they have been imposed as conditions of approval on the project.
  - d) The City has prepared a MMRP included as Exhibit 4 to Resolution 2015-20 to track compliance with these changes, alterations, and mitigation measures identified in the Villa Siena Apartment project Environmental Impact Report.
  - e) For the one unavoidable environmental impact (transportation/traffic impact 3.1.1), specific economic and legal considerations make infeasible the mitigation measures identified in the FEIR.
6. Statement of Overriding Considerations: Approval of the project will result in one (1) one significant impact that can not be mitigated related to transportation/traffic (Impact 3.1.1); however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level pursuant to Section 15092 of the CEQA Guidelines. Pursuant to Section 15093 of CEQA, the Planning Commission recommends that the City Council adopt a Statement of Overriding Considerations for transportation/traffic (Impact 3.1.1).
7. Independent Judgment: The DEIR and FEIR reflects the independent judgment and analysis of the City.

**General Plan Amendment (GPA) Analysis:**

The Applicant is seeking approval of a general plan amendment to change the existing land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR) on a 10.02 gross acre site to accommodate the proposed 170-unit multi-family project (refer to exhibit below).

## Proposed Land Use Amendment Exhibit



The MHDR land use designation is intended for the development of single family attached and detached residences with a density range of 5 – 8 units/acre. The VHDR land use designation is intended for the development of single family attached residences and multi-family dwellings with a density range of 14 – 20 units/acre. The project as proposed with a lot size of 10.02 gross acres has a density of 17.0 units/acre which falls within the middle of the allowable VHDR density range.

The exhibit on the previous page shows the proposed land use in relation to adjacent land uses in the immediate vicinity. As the exhibit illustrates, there are two (2) other developments in the vicinity that have the VHDR land use designation; the Santa Rosa Apartments to the west and The Gables apartments immediately south of the site. The Santa Rosa apartment project was built with 320 units at a density of 15.84 units/acre. The Gables apartment project was built with 142 units at a density of 16.10 units/acre. Both projects fall within the allowable density range just below a mid-range density of 17 units/acre.

Staff is supporting the proposed GPA from MHDR to VHDR because this land use designation is intended for the development of multi-family dwellings. With the proposed zoning designation of R-3, the apartment project as currently designed at 17.0 units/acre is consistent with the General Plan designation of VHDR. Also, there are two

other sites in the immediate vicinity that have the VHDR land use designation (one directly across Prielipp Road).

*Alternative Considerations for the Commission:*

Should the Commission have concerns with the proposed VHDR land use designation or the project density at 17.0 units/acre as being the best proposal for the site, there are a couple alternatives the Commission may consider. They are as follows:

- 1) The Commission could recommend the Applicant to achieve a lower project density while keeping the proposed VHDR land use designation (possibly along the lines of the Santa Rosa and Gables apartment projects around 16 units/acre). If the City Council agrees with this recommendation, this would result in the Applicant redesigning the project with less units and likely require the DEIR to be revised and recirculated. This would also certainly cause a delay in a final action for the project.
- 2) The Commission could recommend the Applicant to utilize the HDR land use designation (8 to 14 units/acre) instead of the VHDR designation. The R-3 zoning would still be compatible with the HDR land use designation (as noted above). If the City Council agrees with this recommendation, this would result in the Applicant redesigning the project with less units and likely require the DEIR to be revised and recirculated. This would also certainly cause a delay in a final action for the project.
- 3) The Commission could recommend a different alternative, including recommending to the City Council denial of the project outright.

If any of these alternatives are chosen, the public hearing for this project would have to be continued to the October 7, 2015 Commission meeting to allow staff time to prepare the proper resolutions and findings.

**General Plan Amendment (GPA) Findings of Fact:**

Pursuant to Government Code Section 65350 – 65362 and Section 17.08.040(F)(2) of the Zoning Ordinance, staff recommends the Planning Commission recommend the City Council make the following findings in support of the Villa Siena Apartment project General Plan Amendment (Planning Application No. 13-0089):

- A. The proposed change does not involve a change in or conflict with the City of Wildomar Vision, any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan

Evidence: The proposed land use amendment for the Villa Siena project does not involve a change in or conflict with the City of Wildomar Vision (Chapter 2 of the Gen. Plan), any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan in that both the

current and the proposed new land use designations (MHDR and VHDR, respectively) fall within the “Community Development” Foundation Component of the General Plan and, thus, approving the land use designation change to VHDR does not conflict with the property’s “Community Development” Foundation Component designation. Further, the Vision outlined in Chapter 2 of the General Plan states that each element of the General Plan contains a description of how it implements the Vision in the form of specific policies related to each element (page V-2). Thus, consistency with specific General Plan policies demonstrates consistency with the vision. The proposed Villa Siena project achieves the vision as it is consistent with those land use and housing policies discussed in Finding B below. Finally, the proposed General Plan amendment is consistent with the general planning principles set forth in Appendix B to the General Plan, in that Appendix B encourages compact, higher density development (App. B, Sec. I.G.) and the development of new housing in a manner that encourages a wide range of housing choices within the City (App. B, Sec. I.D).

- B. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Evidence: The proposed general plan amendment will contribute to the purposes of the General Plan and will not be detrimental in that as part of the DEIR and development review process it was determined that the proposed apartment project did not require any changes to other Elements of the Wildomar General Plan, thereby, resulting in the proposed General Plan Amendment being internally consistent. the proposed amendment furthers the following land use and housing element policies related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate 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 proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate 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 project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.

- LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards

C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Evidence: The proposed general plan amendment is needed to address circumstances and conditions that were unanticipated when the General Plan was prepared. The economy, and the housing market in particular, have weathered a great recession. At the time the General Plan land use designations were determined, there was a greater emphasis on lower density single-family residential land uses. Post-recession, there is now a greater need for higher density, more affordable housing, including apartment rental opportunities for Wildomar residents. With the approval of the 2013 – 2021 Housing Element in December 2013, multi-family development opportunities were a specific policy (Policy H-1.1) that encourages the City to pursue as it provides a more affordable opportunity than home ownership. Given the type of project proposed and the amenities being provided, the proposed amendment meets this finding.

**Change of Zone (CZ) Analysis:**

The applicant is proposing to change the existing zoning designation for the 10.02 acre project site from I-P (Industrial Park) to R-3 (General Residential). The current I-P zone designation is not consistent with the existing general plan land use designation of MHDR, or the proposed land use designation of VHDR. Thus, a change of zone to R-3 is needed to accommodate the proposed multi-family apartment project.

The exhibit below illustrates the proposed zoning for the site and surrounding areas. As the exhibit illustrates, there are two (2) other developments in the vicinity that have the R-3 zoning designation; the Santa Rosa Apartments to the west and The Gables apartments immediately south of the site.



**Change of Zone Finding of Fact:**

In accordance with the State of California, Government Code Sections 65855 and 65860, and Chapter 17.280 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommend the City Council find and determine as follows:

- A. The proposed change of zone is in conformance with the adopted General Plan for the City of Wildomar.

Evidence: The applicant is proposing to amend the existing general plan land use designation from Medium High Density Residential (MHDR, 5 – 8 units/acre) to Very High Density Residential (VHDR, 14 – 20 units/acre) for a 10.02 acre site located at the northeast corner of Elizabeth Lane and Prielipp Road (APN: 380-290-029). With the approval of the proposed General Plan Amendment, the proposed Change of Zone from I-P (Industrial Park) to R-3 (General Residential) is in conformance with the proposed VHDR land use designation as it is intended for multi-family dwellings to be developed within a density range of 14 – 20 units/acre.

As the R-3 (General Residential) zone is intended to allow the development of multi-family dwellings subject to a plot plan approval, and the project density is proposed at 17.0 units/acre, the Change of Zone is consistent with the General Plan land use designation of VHDR.

Further, the R-3 (General Residential) zoning designation, upon approval of the proposed GPA, is consistent with the land use designation of Very High Density Residential (VHDR) as this zoning designation also implements the following goals and polices related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate 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 proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate 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 project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

**Plot Plan Analysis:**

Development of the proposed 170-unit Villa Siena apartment project is subject to the development standards outlined in the R-3 zone (Section 17.44.020), and Sections 17.188 (off-street parking), and 17.276 (Landscaping) of the Zoning Ordinance. A detailed discussion of the how the proposed project meets and exceeds the development standards is provided below. A complete set of the development plans is provided for Commission consideration (Attachment E - H, including colored elevations of the residential structures and garages/carports).

**R-3 Zone Development Standards:**

The proposed Villa Siena apartment project is a permitted uses subject to a plot plan approval as required by Section 17.44.010 of the Zoning Ordinance.

Development of the Villa Siena project is also subject to the specific development standards of Section 17.44.020. This section establishes standards and requirements related to lot area, setbacks, building height, etc. Based on a detailed review of the proposed site plan, all development standards of Section 17.44.020 have been met and/or exceeded. The table below summarizes compliance with these standards.

**Development Standards Table (17.44.020)**

<b>Development Standards</b>	<b>Minimum Dev. Standard</b>	<b>Proposed Project</b>	<b>Meets/Exceeds Requirements</b>
Minimum Lot Area	7,200 square feet	10.02 gross acres	Yes
Minimum Lot Width/Depth	60 feet / 100 feet	630 feet / 620 feet	Yes
<u>Required Setbacks</u> <sup>1</sup>			
Front Setback – Living Space / Main Structure	12.5 feet (shortest portion) 24.4 feet (tallest portion)	20 feet (closest) 80 feet (tallest)	Yes
Rear Setback – Living Space / Main Structure	12.5 feet (shortest portion) 24.4 feet (tallest portion)	80 feet (closest) 110 feet (tallest)	Yes
Side Setback – Living Space / Main Structure	7.5 feet (shortest portion) 19.4 feet (tallest portion)	20 feet (closest) 32 feet (tallest)	Yes
Building Height	50 feet maximum	42.2 feet (3-stories)	Yes
Lot Coverage	50% maximum	23%	Yes
Floor Area Ratio	2 to 1 maximum (50%)	23%	Yes
Accessory Garages <sup>2</sup>	10 feet minimum	10 feet minimum	Yes

Off-Street Parking (Section 17.188):

The Villa Siena project is subject to the multi-family parking requirements outlined in Section 17.188.030 of the Zoning Ordinance. Based on the number of units and bedrooms, the project is required to provide of 366 spaces in garages, open areas and covered carports. The proposed site plan provides 368 parking spaces exceeding code requirements.

The table on the following page summarizes other parking standards applicable to the proposed project which has been met or exceeded.

<sup>1</sup> Front building setback distance per Section 17.44.020.B.

<sup>2</sup> Setback distance for detached garage structures per Section 17.172.130.B.9.

**Parking Standards Table (17.188)**

<b>Development Standards</b>	<b>Minimum Parking Requirement Standard</b>	<b>Proposed Project</b>	<b>Meets/Exceeds Requirements</b>
<u>Multi-Family Res.</u> single bedroom/unit (1.25 sp./unit) two bedroom/ unit (2.25 sp./unit) three + bedrooms/unit (2.75 sp./unit) <b>total spaces</b>	42.5 spaces 229.5 spaces <u>93.5 spaces</u> <b>365.5 spaces<sup>3</sup></b>	<b>368 spaces</b>	Yes
Enclosed garage / covered carport (1 space/unit)	170 spaces required	173 enclosed garage spaces <sup>4</sup> 98 covered carports 97 open/visitor	Yes
Parking Stall Size (open)	9' x 18' 11' x 18' (end stalls)	9' x 18' 11' x 18' (end stalls)	Yes
Garage Stall Size	9' x 18'	10' x 20' & 10' x 23'	Yes
Clean Air Vehicles <sup>5</sup>	8 spaces	8 spaces	Yes
Bicycle Parking	18 (lockers/racks)	8 lockers	Yes <sup>6</sup>
On-site Drive Aisles	28 feet	28 feet (one aisle is 24 feet)	Yes <sup>7</sup>
Open Parking Area Shading	50%	75%	Yes
Open Parking Area Landscaping	10%	25%	Yes

<sup>3</sup> The total number of spaces includes open/visitor parking spaces in the ratio. There is no separate standard for open/visitor parking.

<sup>4</sup> The applicant has provide one (1) 220 volt electrical outlet in each garage for future electric vehicles.

<sup>5</sup> Clean Air Vehicles/E.V. charging stations mandated by the CalGreen Building Code.

<sup>6</sup> The Applicant has been conditioned to provide 10 additional bike racks/spaces within the project to meet code.

<sup>7</sup> In accordance with Section 17.188.030.B.4. the Planning Director approved a minor modification to the aisle width requirement for the aisle located in the southeast portion of the site.

Landscaping/Water Efficient Standards (Section 17.276):

The Applicant has provided a detailed conceptual landscape plan for staff's review. The purpose of Chapter 17.276 of the Zoning Ordinance is to establish water efficient landscape regulations that are "at least as effective in conserving water as" the State Model Water Efficient Landscape Ordinance in the context of conditions in the City in order to ensure that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. The intent of this chapter is to also encourage the cooperation between the City and local water purveyors to achieve irrigation efficiency and water conservation goals.

The landscape plans provide for a variety of landscape species (including drought tolerant turf) in varying sizes to accommodate the project. The landscape plans were reviewed by the City's Landscape Architect in accordance with the provisions of this code section. Based on this review, the conceptual landscape plans are consistent with city standards. During the construction plan check process, staff will perform a detailed landscape and irrigation plan review to determine that the proposed water usage meets the requirements of Chapter 17.276. Based on the conceptual landscape plans, the project is consistent with city standards.

Traffic Study / Vehicular Access:

A detailed traffic study was prepared for the project as part of the DEIR process. The proposed Villa Siena apartment project will generate traffic that will have impacts in the immediate area surrounding the project site. Based on the traffic analysis, the project has been conditioned to construct a traffic signal (or pay fair share) at the intersection of Clinton Keith Road and Elizabeth Lane. This was made a mitigation measure as part of the DEIR (MM Trans-1). Other than this traffic signal and street improvements on Elizabeth Lane, Prielipp Road and Jana Lane (including striping, transition lanes, etc.), no other traffic improvements are being conditioned.

Primary vehicular access to and from the project will be provided via an enhanced/gated entry way located on Prielipp Road. Secondary/emergency access is provided on Elizabeth at the northwestern portion of the site. There is no vehicular or pedestrian access onto Jana Lane. Prielipp Road (100' ROW / 50' ½ street), Elizabeth Lane (78' ROW / 39-foot ½ street) and Jana Lane (78' ROW / 39-foot ½ street) will be improved per city standards to accommodate the proposed traffic from the project (refer to the cross sections on the preliminary grading plans). With Prielipp Road improvements, this street will be fully improved. Both Elizabeth Lane and Jana Lane will have ½ street improvements and 12' of new pavement on the other side of the street.

Based on staff's analysis and project conditions, vehicular access has been adequately addressed and will provide safe vehicular traffic movements in and out of the project.

Proposed Unit Type / Floor Plans:

The site plan reflects the development of a 170-unit apartment project consisting of nine (9) buildings at three (3) stories tall. There are 8, 20-unit buildings and 1, 10-unit building. There is a variety of 1, 2 and 3-bedroom units with 1 & 2 bathrooms per unit. The units range in size from 812 – 1,243 square feet. For ease of reference, the unit and floor plan information is provided in the following series of tables.

**Typical Unit Types / Floor Plan**

<b>Unit Type</b>	<b>Unit Quantity</b>	<b># of Bedrooms / Bathrooms</b>
Unit - 1	34	1 bedroom / 1 bath
Unit – 2	102	2 bedroom / 2 bath
Unit-3	34	3 bedroom / 2 bath
<b>Total Counts</b>	<b>170 Units</b>	

**Building Type 1 (8 Buildings / 20 units per Building)**

<b>Stories</b>	<b># of Units/Story</b>	<b>Unit Size (sq. ft.)</b>
1st Story	4 units	9,358 sq. ft.
2nd Story	8 units	10,065 sq. ft.
3rd Story	8 units	10,065 sq. ft.
<b>Total Counts</b>	<b>20 Units</b>	<b>29,448 sq. ft.</b>

**Building Type II (1 Building / 10 units in the Building)**

<b>Stories</b>	<b># of Units/Story</b>	<b>Unit Size (sq. ft.)</b>
1st Story	2 units	4,675 sq. ft.
2nd Story	4 units	4,939 sq. ft.
3rd Story	4 units	4,939 sq. ft.
<b>Total Counts</b>	<b>10 Units</b>	<b>14,553 sq. ft.</b>

The project does propose a 1,906 square-foot clubhouse with a swimming pool for the tenants. The Spanish design of the clubhouse matches the design of the apartment buildings. The applicant has also proposed a community garden for the tenants. There is a nice internal walkway system that connects the north and south portions of the project.

In evaluating the proposed project, staff believes that there is sufficient floor plan variety and unit sizes to accommodate single persons and small families.

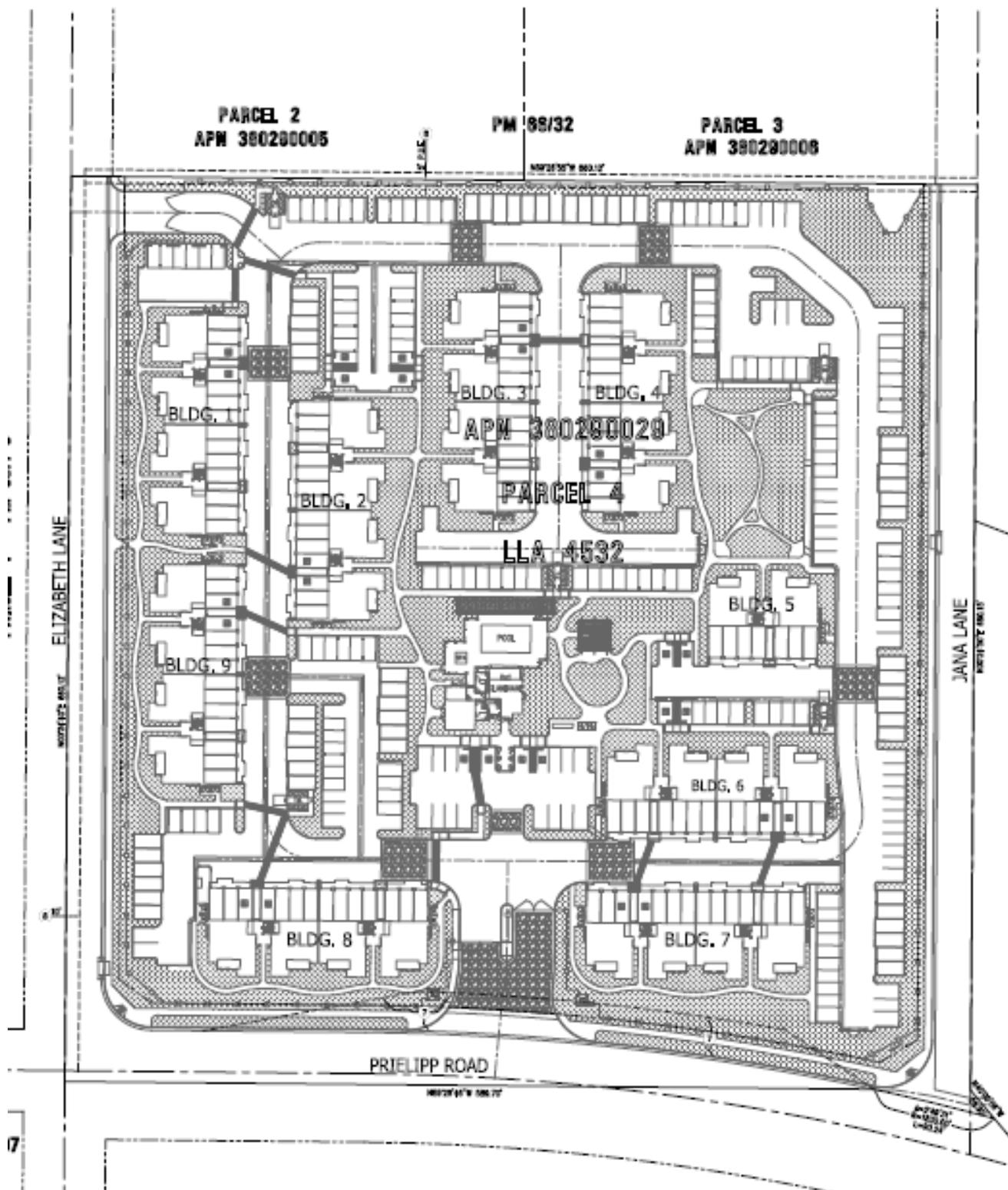
Proposed Architecture:

The architectural theme for the Villa Siena project is a Mission / Spanish stucco style that incorporates clay tile roofs (i.e., mission s-tiles), enlarged patio beams/wood post trim, wood shutters, arched stucco soffits, wood corbels, wrought iron railings, faux chimney, decorative gable vents, and the use of decorative garage doors. The proposed recreation building continues this Spanish theme while adding features such as concrete tile gables, faux chimney, arched stucco windows, and ceramic tiled walls at the shower. While the city does not have multi-family design guidelines, staff believes the architectural style is true to the Spanish theme.

The project also includes tiled roof structures over the carports to add quality and to match the main buildings, and the enclosed/detached garages incorporate the same architectural treatment and them.

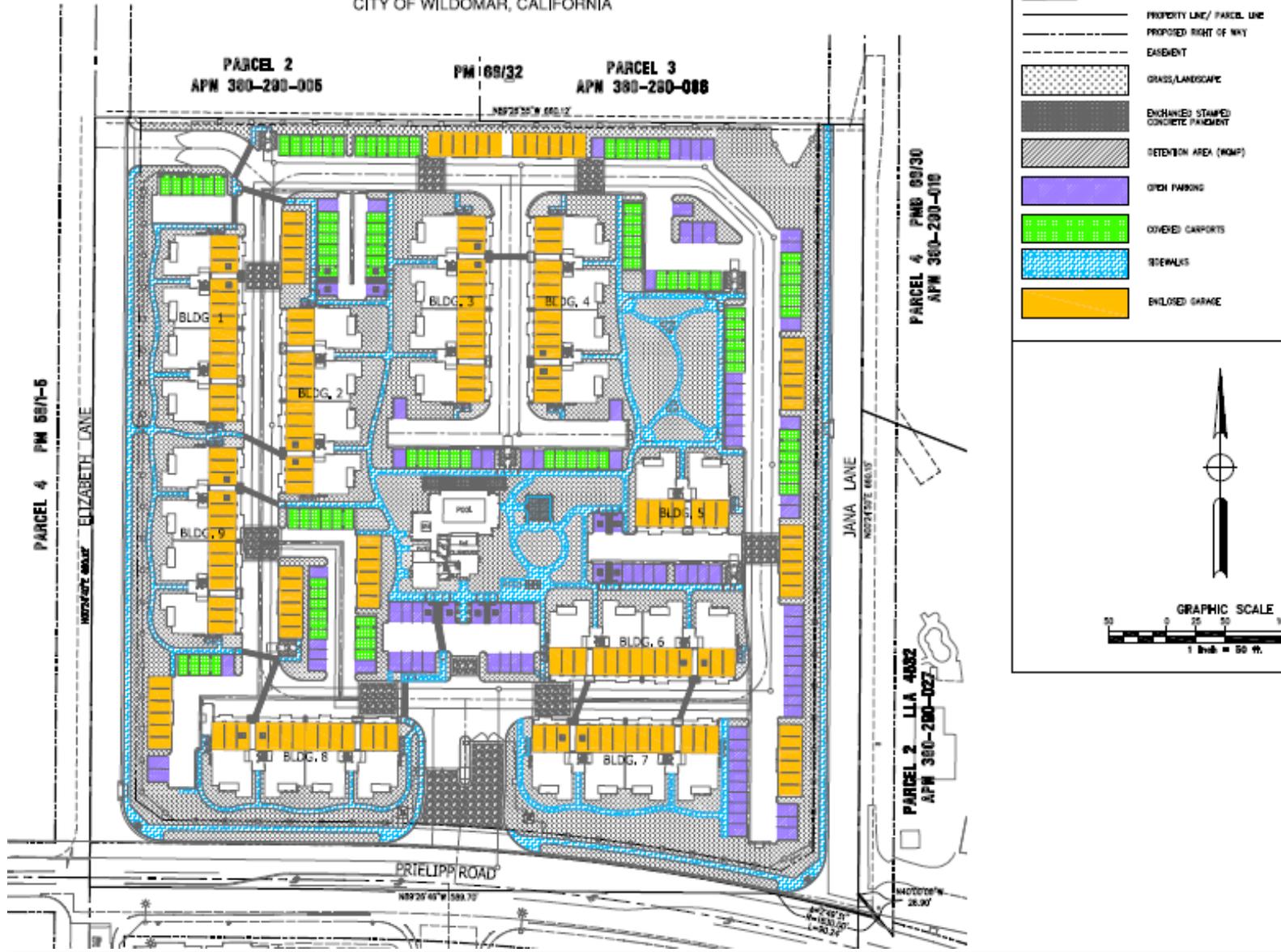
Staff has provided reduced size exhibits of the site plan, landscape plan and architectural elevations on the following pages. Full size development plans are also provided in the development plans package for Commission consideration (Attachment E - H).

# Proposed Site Plan Exhibit



# PARKING EXHIBIT PLAN

CITY OF WILDOMAR, CALIFORNIA



# Colored Landscape Plan Exhibit



## Proposed Architectural Elevations Exhibits

### BUILDING TYPE I ELEVATIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION  
 OCCUPANCY GROUP: R-2 DWELLINGS  
 U DETACHED GARAGES  
 CONSTRUCTION TYPE: VA



**FRONT ELEVATION**

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



**REAR ELEVATION**

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



**SIDE ELEVATION**

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

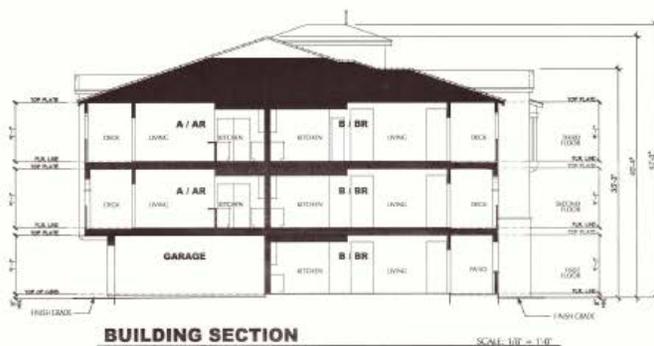
- BUILDING COLORS & FINISHES**
- ROOFING: **E** EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING.
- APARTMENT BUILDING**
- EXTERIOR FINISH: MERLEX CO. SAND FINISH
- STUCCO COLORS: **A** MAIN BODY COLOR: MERLEX CO. P-225 INDIAN CLAY. **B** ACCENT STUCCO: MERLEX CO. P-155 MESA BROWN.
- PAINTED FINISHES: SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, TRO & REFUSE; TRELLIS BEAMS, BENTISE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS. PAINT: WHITE PETERSBURGH PAINT OBELISK 415-7 LRV 11.
- ENTRY DOORS: **D** PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
- REFUSE ENCLOSURES & GARAGE BUILDINGS: **A** MERLEX CO. P-225 INDIAN CLAY.
- WINDOWS & SLIDING DOORS: MELGUARD DUAL GLAZED WHITE VINYL UNITS.
- STAIR TREADS: PRECAST NATURAL CONCRETE COLOR (GRAY).

## Proposed Architectural Elevations Exhibits

### BUILDING TYPE II ELEVATIONS BLDG. SECTION

OCCUPANCY GROUP / BLDG CLASSIFICATION  
OCCUPANCY GROUP : R-2 DWELLINGS  
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

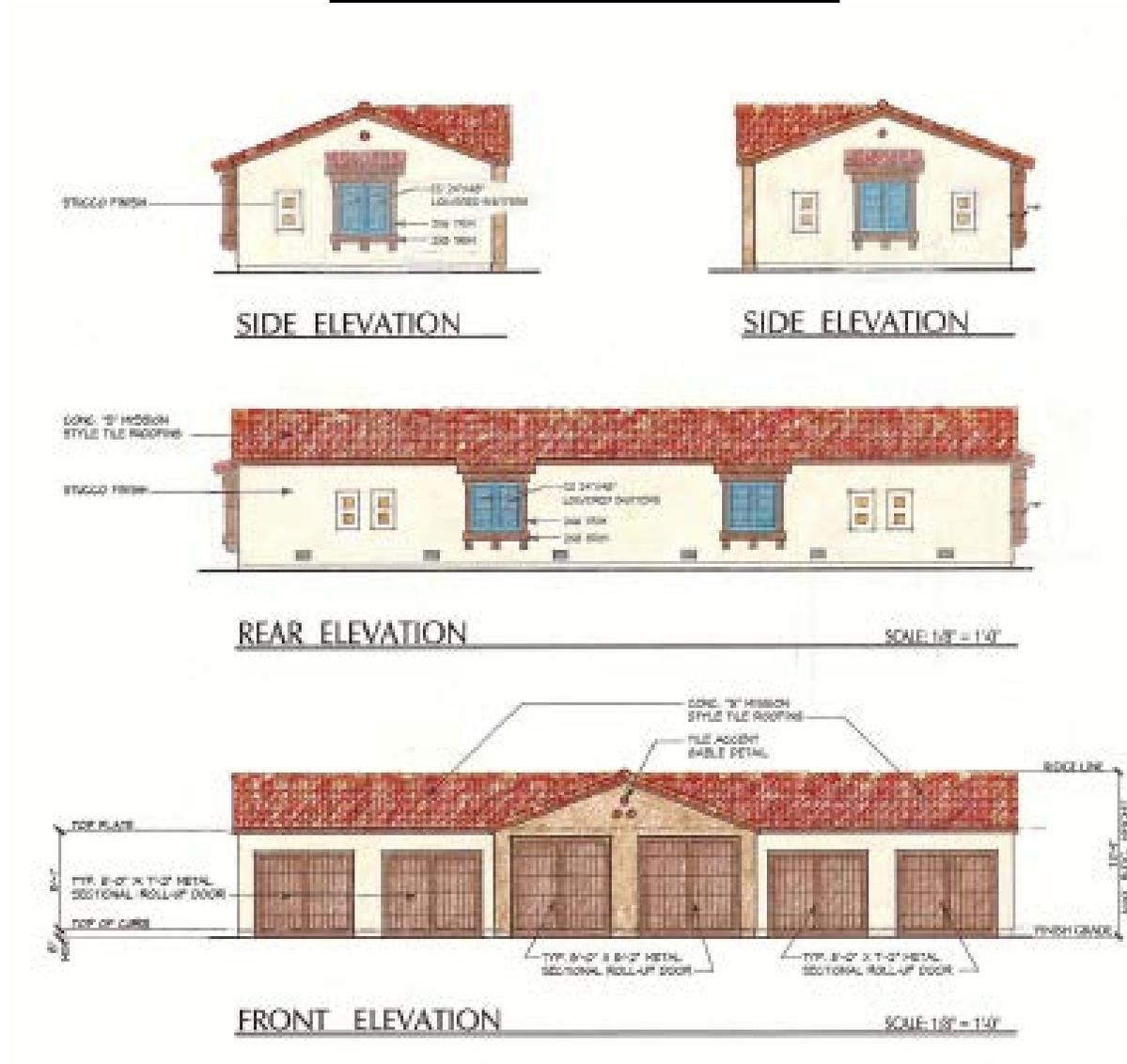


#### BUILDING COLORS & FINISHES

ROOFING:	EAGLE CO. "N" MISSION STYLE "TEL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING
<b>APARTMENT BUILDING</b>	
EXTERIOR FINISH:	MERLEX CO. SAND FINISH
STUCCO COLORS:	MAIN BODY COLOR : MERLEX CO. P-225 INDIAN CLAY. ACCENT STUCCO : MERLEX CO. P-153 MESA BROWN
PAINTED FINISHES:	SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BDO & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DESK & GLAZING, STAIRWAY STRONGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS PAINT WITH PITTSBURGH PAINT OBELESK 415-7 LRV 11.
ENTRY DOORS:	PITTSBURGH PAINT AMERICAN ANTIEM 451-4 LRV 29.
REFUSE ENCLOSURES & GARAGE BUILDINGS:	MERLEX CO. P-225 INDIAN CLAY.
WINDOWS & SLIDING DOORS:	MILBUARD DUAL GLAZED WHITE VINYL UNITS.
STAIR TREADS:	PRECAST NATURAL CONCRETE COLOR (GRAY).



## Enclosed Garage Elevations Exhibit

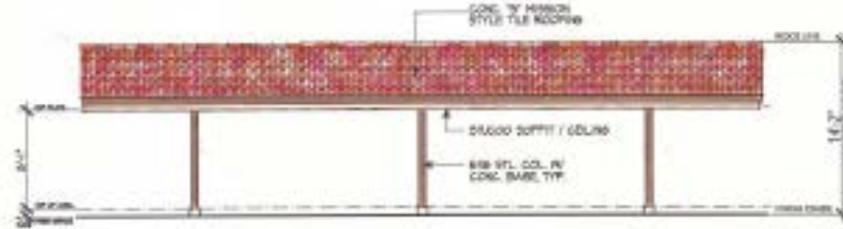


## Covered Carport Elevations Exhibit



FRONT ELEVATION

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



FRONT ELEVATION

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



SIDE ELEVATION

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

**Plot Plan Findings of Fact:**

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, staff recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommend 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 Villa Siena apartment project is consistent with the proposed General Plan land use designation of Very High Density Residential (VHDR) in that this designation is intended for multi-family dwellings to be developed within a density range of 14 – 20 units/acre. The proposed project has been designed with a density of 17.0 units/acre which falls between the allowable density range of the VHDR land use designation. The proposed Villa Siena apartment project is also consistent with the proposed the Zoning designation of R-3 (General Residential) zone as it is intended to allow for the development of multi-family dwellings. As a result, the proposed Villa Siena project meets this finding.

The proposed apartment project has also been designed and, meets and exceeds the development standards of Chapter 17.44 (R-3 zone), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Further, the proposed project is consistent with and, implements, the following general plan land use and housing element policies related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate 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 proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate 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 project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.

LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.

LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.

H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

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 has been designed for the protection of the public health, safety, and general welfare in that the project provides appropriate site access from Elizabeth Lane and Prielipp Road (no access is provided on Jana Lane) that meets minimum 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 Chapter 17.44 (R-3 zone), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code that further ensures the protection of the public health, safety, and general welfare. As a result, the proposed Villa Siena project meets this finding.

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. While the current I-P zoning designation exists on the subject site, this designation is inconsistent with the current MHDR land use designation, which only allows single family residential uses. However, the project site, upon approval of the general plan amendment to VHDR and change of zone to R-3, is intended for multi-family residential development as is the property to the south of the project site providing compatibility with the existing logical development abutting the subject site. The surrounding general plan land

uses in the future will also provide for residential uses at varying densities. As a result, the proposed Villa Siena project meets this finding.

- 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 proposed project considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from Prielipp Road (secondary emergency access is provided onto Elizabeth Lane in accordance with Fire Department standards). Both Elizabeth Lane and Prielipp Road will be fully improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the proposed project and was extensively analyzed in the DEIR. As a result, there are two (2) additional traffic mitigation measures that mitigate traffic. As a result, the proposed Villa Siena project meets this finding.

- 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 control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the EIR which analyzed and addressed in detail all drainage impacts that could have resulted from this project. One (1) mitigation measure with multiple requirements has been proposed as part of the EIR and MMRP to further reduce drainage impacts to a standard level of insignificance with no impacts to downstream properties or facilities. As a result, the proposed Villa Siena project meets this finding.

- 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 as it is a apartment project. As a result, the proposed Villa Siena project meets this finding.

## **PUBLIC COMMUNICATION / NOTICING**

In accordance with Government Code Sections 65854 and 65353, and Sections 17.216.050, 17.280.040, and 17.08.100, the Planning Department, on September 2, 2015, mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying them of the September 16, 2015 Planning Commission meeting for the proposed Villa Siena project. In addition, on September 4, 2015, the Planning Department published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the September 2, 2015 Planning Commission meeting.

Respectfully Submitted,  
Matthew C. Bassi  
Planning Director

Reviewed By,  
Erica L. Vega  
Assistant City Attorney

## **ATTACHMENTS**

- A. PC Resolution No. 2015-20 - DEIR Resolution
  - Exhibit 1 - Villa Siena Project DEIR
  - Exhibit 1A - Villa Siena Project DEIR Technical Appendices
  - Exhibit 2 - Villa Siena Project FEIR
  - Exhibit 3 - Villa Siena EIR Findings/Statement of Overriding Considerations
  - Exhibit 4 - Villa Siena MMRP
- B. PC Resolution No. 2015-21 - GPA Resolution
- C. PC Resolution No. 2015-22 – Change of Zone Resolution
  - Exhibit 1 - Draft Council Ordinance
- D. PC Resolution No. 2015-23 – Plot Plan Resolution
  - Exhibit 1 - Villa Siena Conditions of Approval Matrix
- E. Villa Siena Site Plan/Landscape Plan Package
- F. Villa Siena Architectural/Floor Plans Package
- G. Villa Siena Colored Architectural Elevations
- H. Villa Siena Colored Garage/Carport Elevations

## **INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:**

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

# **ATTACHMENT A**

**PC Resolution No. 2015-20  
Environmental Impact Report**

**PC RESOLUTION NO. 2015-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 20144011081), INCLUDING ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) CONSISTING OF A GENERAL PLAN AMENDMENT FROM MHDR TO VHDR, A CHANGE OF ZONE FROM I-P TO R-3, AND A PLOT PLAN TO DEVELOP A 170-UNIT APARTMENT PROJECT ON 10.02 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)**

**WHEREAS**, the Planning Department has received an application from:

Applicant/Owner: Wildomar Ranch Investments, LLC (Danny Brose, Project Manager)  
Project Location: NEC of Elizabeth Lane and Prielipp Road  
APN: 380-290-029  
Project Area: 10.02 gross acres

**WHEREAS**, the proposed project consists of the following applications for review and consideration 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") in accordance with Public Resources Code § 21080(d) and § 21082.2(d);
- 2) General Plan Amendment (GPA) - The proposed project requires the approval of a general plan amendment to change the existing land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR) for the project site;
- 3) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to change the existing zoning designation of I-P (Industrial Park) to r-3 (General Residential) for the project site; and
- 4) Plot Plan (PP) - The proposed project requires the approval of a plot plan for the development of a 170-unit multi-family apartment project with related on-site and off-site improvements and subject to conditions on the 10.02 acre project site.

**WHEREAS**, the proposed Villa Siena Apartment project is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

**WHEREAS**, the Planning Commission of the City of Wildomar, California, has the authority and has reviewed the proposed Villa Siena Apartment project in accordance with the California Government Code, Sections 65353 and 65358, and the City of Wildomar Municipal Code, Title 17, Sections 17.08.100, 17.216.050, and 17.280.040; and

**WHEREAS**, the Planning Director determined that there was substantial evidence that the Villa Siena Apartment 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 CEQA Guideline 15060(d); and,

**WHEREAS**, the Planning Department on April 21, 2014 provided a Notice of Preparation (NOP) for the Villa Siena Apartment project EIR and released the NOP for the required 30-day public review/comment period which began on April 21, 2014 and concluded on May 20, 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 May 5, 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) on April 27, 2015 notifying the State of the availability of the Villa Siena project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

**WHEREAS**, on April 27, 2015, 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 public review of the Villa Siena Draft EIR (SCH# 20144011081), and

**WHEREAS**, the Draft EIR for the Villa Siena Apartment 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 April 27, 2015 and concluding on June 11, 2015, and which said notice and DEIR was posted at Wildomar City Hall Planning Department and the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, at the conclusion of the 45-day public review/comment period, the Planning Department received three (3) public comments on the Villa Siena Apartment project Draft EIR; and

**WHEREAS**, the Planning Department has prepared a Final EIR for the Villa Siena Apartment project in accordance with CEQA Guidelines, which includes responses to each of the three (3) public comments received during the 45-day public review/comment period, and which the Final EIR was provided to each commenter at least 10 days prior to the September 2, 2015 Planning Commission meeting in accordance with CEQA Guidelines; and

**WHEREAS**, the Villa Siena Apartment project EIR consists of the following documents included as Exhibits to this Resolution as follows:

- Exhibit 1 - Villa Siena Apartment project Draft Environmental Impact Report (SCH# 2013111005);
- Exhibit 2 - Villa Siena Apartment project Final Environmental Impact Report;
- Exhibit 3 - Villa Siena Apartment project Environmental Impact Report Findings of Fact and Statement of Overriding Considerations;
- Exhibit 4 - Villa Siena Apartment project Mitigation Monitoring and Reporting Program (MMRP); and

**WHEREAS**, this EIR, as authorized under CEQA Guidelines § 15150, incorporates by reference the City of Wildomar General Plan, Zoning Ordinance, and the Final EIR prepared for the project; and

**WHEREAS**, the City of Wildomar Planning Department, on September 2, 2015, gave public notice by mailing a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the September 16, 2015 hearing on the Villa Siena EIR (and all exhibits) that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, the City of Wildomar Planning Department, on September 4, 2015, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the holding of a public hearing for the Villa Siena EIR (and all exhibits) that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, the City of Wildomar Planning Commission conducted the duly noticed public hearing on September 16, 2015, at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Villa Siena EIR (and all exhibits) that would be considered by the City of Wildomar Planning Commission, and at which time the Planning Commission received public testimony concerning the Villa Siena EIR.

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

**SECTION 1      CEQA FINDINGS.**

The Planning Commission, in light of the whole record before it, including but not limited to, the DEIR, FEIR, the Findings of Fact ,Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (Exhibits 1-4) and all documents incorporated by reference therein, any comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, recommends the City Council find and determine that:

1. Preparation of EIR: An Environmental Impact Report was prepared for the Villa Siena Apartment project and processed in accordance with the California Environmental Quality Act (Public Resources Code § 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations § 15000 et seq.), and the City's local CEQA Guidelines.
2. Notice: The City has complied with CEQA Guidelines § 15085 and §15087 by providing a Notice of Completion of the Draft EIR to OPR and a Notice of Availability to responsible and trustee agencies, including the Riverside County Clerk, and other persons and agencies.
3. Review Period: The City has complied with CEQA Guidelines §§ 15087 and 15105 by making the Draft EIR available to the public for review for the required 45-day period of time commencing on April 27, 2015 and concluding on June 11, 2015.
4. Response to Comments: The City has responded to all written comments received during the public review period and included both the comments and the responses to the comments as part of the Final EIR included as Exhibit 2 to this Resolution. In response to these comments, the City has made minor revisions to the Draft EIR. These revisions are identified in the Final EIR and do not constitute significant additional information and do not require recirculation of the Draft EIR.
5. Avoidance / Reduction Significant Effects: The EIR identifies potentially significant effects on the environment that could result, if the project were adopted without changes or alterations, in the project and imposition of mitigation measures. Based thereon, the Planning Commission recommends the City Council further find that:
  - a) Changes, alterations, and mitigation measures have been incorporated into, or imposed as conditions of approval on, the project.
  - b) These changes, alterations, and mitigation measures will avoid all but one of the significant environment effects identified in the EIR or lessen their impact below the threshold of significance.

- c) These changes, alterations, and mitigation measures are fully enforceable because they have either resulted in an actual change to the project as proposed or they have been imposed as conditions of approval on the project.
  - d) The City has prepared a Mitigation Monitoring Program included as Exhibit 4 to this Resolution to track compliance with these changes, alterations, and mitigation measures identified in the Villa Siena Apartment project Environmental Impact Report.
  - e) For the one unavoidable environmental impact (transportation/traffic impact 3.1.1), specific economic and legal considerations make infeasible the mitigation measures identified in the FEIR.
6. Statement of Overriding Considerations: Approval of the project will result in one (1) one significant impact that can not be mitigated related to transportation/traffic (Impact 3.1.1); however, all other impacts have been mitigated through changes, alterations and mitigation measures to a less than significant level pursuant to Section 15092 of the CEQA Guidelines. Pursuant to Section 15093 of CEQA, the Planning Commission recommends that the City Council adopt a Statement of Overriding Considerations for transportation/traffic (Impact 3.1.1) as discussed and addressed in the DEIR & FEIR (Statement of Facts and Findings).
7. Independent Judgment: The DEIR and FEIR reflects the independent judgment and analysis of the City.

## **SECTION 2. PLANNING COMMISSION ACTION.**

Based on the foregoing findings, and on substantial evidence in the whole of the record, the Planning Commission hereby recommends that the City Council take the following actions:

1. Certify EIR: The Planning Commission recommends that the City Council adopt the Statement of Facts and Findings, including a Statement of Overriding Considerations, and certify the Final Environmental Impact Report (SCH# 20144011081) for the Villa Siena Apartment project.
2. Approve and Adopt the Mitigation Monitoring and Reporting Program: The Planning Commission recommends that the City Council approve and adopt the Mitigation Monitoring and Reporting Program for the Villa Siena Apartment project EIR.
3. Notice of Determination: The Planning Commission recommends that, in compliance with Public Resources Code § 21152 and CEQA Guidelines § 15094, the City Council direct the Planning Director to prepare a Notice of Determination (NOD) concerning certification of the Villa Siena Apartment project EIR, and within five (5) days of City Council approval, file the NOD with the Riverside County Clerk for posting.

4. Location: The Planning Commission recommends that the Final Environmental Impact Report (SCH# 20144011081) and all documents incorporated therein and forming the record of decision therefore be filed with the City Wildomar Planning Department at the Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, Wildomar, California, 92595 and be made available for public review upon request during the hours of 8 am to 5 pm, Monday – Thursday.

**PASSED, APPROVED AND ADOPTED** this 16th day of September 2015, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega  
Assistant City Attorney

# **ATTACHMENT A - EXHIBIT 1**

**Villa Siena Project  
Draft Environmental Impact Report (DEIR)**

# **ATTACHMENT A - EXHIBIT 1 - A**

## **Villa Siena Project Draft EIR – Technical Appendices**

- Appendix A - Notice of Preparation-Responses**
- Appendix B - Air Quality Supporting Info**
- Appendix C - Biological Resources Supporting Info**
- Appendix D - Cultural Resources Supporting Info**
- Appendix E - Geotechnical Investigation**
- Appendix F - Hydrology Supporting Information**
- Appendix G - Noise Supporting Information**
- Appendix H -Transportation Impact Analysis**

## **ATTACHMENT A - EXHIBIT 2**

**Villa Siena Project  
Final Environmental Impact Report (FEIR)**

# **ATTACHMENT A - EXHIBIT 3**

**Villa Siena Project  
Findings of Fact / Statement of Overriding Considerations**

# **ATTACHMENT A - EXHIBIT 4**

**Villa Siena Project  
Mitigation Monitoring and Reporting Program (MMRP)**

# **ATTACHMENT B**

**PC Resolution No. 2015-21  
General Plan Amendment No. 13-0089**

**PC RESOLUTION NO. 2015-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)**

**WHEREAS**, the Planning Department has received a General Plan Amendment (Planning Application No. 13-0089) to change the existing land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR) for the 10.02 acre subject site from:

Applicant/Owner:	Wildomar Ranch Investments, LLC (Danny Brose, Project Manager)
Project Location:	NEC of Elizabeth Lane and Prielipp Road
APN:	380-290-029
Project Area:	10.02 gross acres

**WHEREAS**, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed Villa Siena General Plan Amendment No. 13-0089 as proposed in accordance with the California Government Code, Section 65353 and the City of Wildomar Municipal Code, Title 17, Section 17.08.100; and

**WHEREAS**, the proposed Villa Siena Project is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

**WHEREAS**, the Planning Director determined that there was substantial evidence that the Villa Siena 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 CEQA Guideline 15060(d); and,

**WHEREAS**, the Planning Department on April 21, 2014 provided a Notice of Preparation (NOP) for the Villa Siena Apartment project Draft EIR and released the NOP for the required 30-day public review/comment period which began on April 21, 2014 and concluded on May 20, 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 May 5, 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) on April 27, 2015 notifying the State of the availability of the Villa Siena project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

**WHEREAS**, on April 27, 2015, 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 public review of the Villa Siena Draft EIR (SCH# 20144011081), and

**WHEREAS**, the Draft EIR for the Villa Siena Apartment 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 April 27, 2015 and concluding on June 11, 2015, and which said notice and DEIR was posted at Wildomar City Hall Planning Department and the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, at the conclusion of the 45-day public review/comment period, the Planning Department received three (3) public comments on the Villa Siena Apartment project Draft EIR; and

**WHEREAS**, the Planning Department has prepared a Final EIR for the Villa Siena Apartment project in accordance with CEQA Guidelines, which includes responses to each of the three (3) public comments received during the 45-day public review/comment period, and which the Final EIR was provided to each commenter at least 10 days prior to the September 2, 2015 Planning Commission meeting in accordance with CEQA Guidelines; and

**WHEREAS**, this EIR, as authorized under CEQA Guidelines § 15150, incorporates by reference the City of Wildomar General Plan, Zoning Ordinance, and the Final EIR prepared for the project; and

**WHEREAS**, in accordance with Government Code Sections 65353, 65355 and 65090, and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Department on September 2, 2015 gave public notice by mailing a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for the General Plan Amendment No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Sections 65353, 65355 and 65090, and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Department on September 4, 2015 published a legal notice in the “Press Enterprise,” a local newspaper of general circulation, in compliance with State law notifying the general public of the holding of a public hearing for General Plan Amendment No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Section 65353 and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on September 16, 2015, at which time all interested persons had an opportunity to testify in support of, or opposition to, the proposed General Plan Amendment No. 13-0089, and at which time the Planning Commission received public testimony concerning General Plan Amendment No. 13-0089.

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

**SECTION 1. CEQA:**

The approval of this General Plan Amendment (Planning Application No. 13-0089) is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on September 16, 2015, at a duly noticed public hearing, the Planning Commission recommended to the City Council certification of an Environmental Impact Report reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Villa Siena 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 proposed General Plan Amendment (Planning Application No. 13-0089) 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. GENERAL PLAN AMENDMENT FINDING.**

Pursuant to Government Code Section 65350 – 65362 and Section 17.08.040(F)(2) of the Zoning Ordinance, the Planning Commission hereby recommends that the City Council make the following finding in support of the Villa Siena Apartment project General Plan Amendment (Planning Application No. 13-0089):

- A. The proposed change does not involve a change in or conflict with the City of Wildomar Vision, any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan

Evidence: The proposed land use amendment for the Villa Siena project does not involve a change in or conflict with the City of Wildomar Vision (Chapter 2 of the Gen. Plan), any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan in that both the current and the proposed new land use designations (MHDR and VHDR, respectively) fall within the “Community Development” Foundation Component of the General Plan and, thus, approving the land use designation change to VHDR does not conflict with the property’s “Community Development” Foundation Component designation. Further, the Vision outlined in Chapter 2 of the General Plan states that each element of the General Plan contains a description of how it implements the Vision in the form of specific policies related to each element (page V-2). Thus, consistency with specific General Plan policies demonstrates consistency with the vision. The proposed Villa Siena project achieves the vision as it is consistent with those land use and housing policies discussed in Finding B below. Finally, the proposed General Plan amendment is consistent with the general planning principles set forth in Appendix B to the General Plan, in that Appendix B encourages compact, higher density development (App. B, Sec. I.G.) and the development of new housing in a manner that encourages a wide range of housing choices within the City (App. B, Sec. I.D.).

- B. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Evidence: The proposed general plan amendment will contribute to the purposes of the General Plan and will not be detrimental in that as part of the DEIR and development review process it was determined that the proposed apartment project did not require any changes to other Elements of the Wildomar General Plan, thereby, resulting in the proposed General Plan Amendment being internally consistent. the proposed amendment furthers the following land use and housing element policies related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate 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 proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate 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 project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.

- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
  - LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
  - LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
  - H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
  - H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards
- C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Evidence: The proposed general plan amendment is needed to address circumstances and conditions that that were unanticipated when the General Plan was prepared. The economy, and the housing market in particular, have weathered a great recession. At the time the General Plan land use designations were determined, there was a greater emphasis on lower density single-family residential land uses. Post-recession, there is now a greater need for higher density, more affordable housing, including apartment rental opportunities for Wildomar residents. With the approval of the 2013 – 2021 Housing Element in December 2013, multi-family development opportunities were a specific policy (Policy H-1.1) that encourages the City to pursue as it provides a more affordable opportunity than home ownership. Given the type of project proposed and the amenities being provided, the proposed amendment meets this finding.

#### **SECTION 4. PLANNING COMMISSION ACTION.**

The Planning Commission hereby adopts PC Resolution No. 2015-21 recommending City Council approval of General Plan Amendment No. 13-0089 to amend the existing general plan land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR) for a 10.02 acre site located at the northeast corner of Elizabeth Lane and Prielipp Road, otherwise known as APN: 380-290-029.

**PASSED, APPROVED AND ADOPTED** this 16th day of September 2015, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega  
Assistant City Attorney

# **ATTACHMENT C**

**PC Resolution No. 2015-22  
Change of Zone 13-0089**

**PC RESOLUTION NO. 2015-22**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING ZONING DESIGNATION FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)**

**WHEREAS**, the Planning Department has received a Change of Zone (Planning Application No. 13-0089) to change the existing zoning designation from I-P (Industrial park) to R-3 (General Residential) for the 10.02 acre subject site from:

Applicant/Owner:	Wildomar Ranch Investments, LLC (Danny Brose, Project Manager)
Project Location:	NEC of Elizabeth Lane and Prielipp Road
APN:	380-290-029
Project Area:	10.02 gross acres

**WHEREAS**, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed Villa Siena Change of Zone No. 13-0089 as proposed in accordance with the California Government Code, Sections 65853 and 65854, and the City of Wildomar Municipal Code, Title 17, Section 17.280.040; and

**WHEREAS**, the proposed Villa Siena Project is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

**WHEREAS**, the Planning Director determined that there was substantial evidence that the Villa Siena 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 CEQA Guideline 15060(d); and,

**WHEREAS**, the Planning Department on April 21, 2014 provided a Notice of Preparation (NOP) for the Villa Siena Apartment project Draft EIR and released the NOP for the required 30-day public review/comment period which began on April 21, 2014 and concluded on May 20, 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 May 5, 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) on April 27, 2015 notifying the State of the availability of the Villa Siena project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

**WHEREAS**, on April 27, 2015, 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 public review of the Villa Siena Draft EIR (SCH# 20144011081), and

**WHEREAS**, the Draft EIR for the Villa Siena Apartment 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 April 27, 2015 and concluding on June 11, 2015, and which said notice and DEIR was posted at Wildomar City Hall Planning Department and the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, at the conclusion of the 45-day public review/comment period, the Planning Department received three (3) public comments on the Villa Siena Apartment project Draft EIR; and

**WHEREAS**, the Planning Department has prepared a Final EIR for the Villa Siena Apartment project in accordance with CEQA Guidelines, which includes responses to each of the three (3) public comments received during the 45-day public review/comment period, and which the Final EIR was provided to each commenter at least 10 days prior to the September 2, 2015 Planning Commission meeting in accordance with CEQA Guidelines; and

**WHEREAS**, this EIR, as authorized under CEQA Guidelines § 15150, incorporates by reference the City of Wildomar General Plan, Zoning Ordinance, and the Final EIR prepared for the project; and

**WHEREAS**, in accordance with Government Code Section 65854 and Section 17.280.040 of the Zoning Ordinance, the City of Wildomar Planning Department on September 2, 2015 gave public notice by mailing a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for the Change of Zone No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Section 65854 and Section 17.280.040 of the Zoning Ordinance, the City of Wildomar Planning Department on September 4, 2015 published a legal notice in the “Press Enterprise,” a local newspaper of general circulation, in compliance with State law notifying the general public of the holding of a public hearing for Change of Zone No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Section 65854 and Section 17.280.040 of the Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on September 16, 2015, at which time all interested persons had an opportunity to testify in support of, or opposition to, the proposed Change of Zone No. 13-0089, and at which time the Planning Commission received public testimony concerning Change of Zone No. 13-0089.

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

**SECTION 1. CEQA.**

The approval of this Change of Zone (Planning Application No. 13-0089) is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on September 16, 2015, at a duly noticed public hearing, the Planning Commission recommended to the City Council certification of an Environmental Impact Report reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Villa Siena 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. ZONE CHANGE FINDINGS.**

In accordance with the State of California, Government Code Sections 65855 and 65860 and Chapter 17.280 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, recommend the City Council find and determine as follows:

- A. The proposed change of zone is in conformance with the adopted General Plan for the City of Wildomar.

Evidence: The applicant is proposing to amend the existing general plan land use designation from Medium High Density Residential (MHDR, 5 – 8 units/acre) to Very High Density Residential (VHDR, 14 – 20 units/acre) for a 10.02 acre site located at the northeast corner of Elizabeth Lane and Prielipp Road (APN: 380-290-029). With the approval of the proposed General Plan Amendment, the proposed Change of Zone from I-P (Industrial Park) to R-3 (General Residential) is in conformance with the proposed VHDR land use designation as it is intended for multi-family dwellings to be developed within a density range of 14 – 20 units/acre. As the R-3 (General Residential) zone is intended to allow the development of multi-family dwellings subject to a plot plan approval, and the project density is proposed at 17.0 units/acre, the Change of Zone is consistent with the General Plan land use designation of VHDR.

Further, the R-3 (General Residential) zoning designation, upon approval of the proposed GPA, is consistent with the land use designation of Very High Density Residential (VHDR) as this zoning designation also implements the following goals and polices related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate 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 proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate 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 project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.

H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

**SECTION 4. PLANNING COMMISSION ACTION.**

The Planning Commission, based on the findings above, hereby adopts PC Resolution No. 2015-22 recommending City Council adoption of an Ordinance (attached hereto and incorporated herein by reference as Exhibit 1) approving Change of Zone No. 13-0089 from I-P (Industrial Park) to R-3 (General Residential) for a 10.02 acre site located at the northeast corner of Elizabeth Lane and Prielipp Road, otherwise known as APN: 380-290-029.

**PASSED, APPROVED AND ADOPTED** this 16th day of September 2015, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

---

Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

---

Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega  
Assistant City Attorney

**ATTACHMENT C - EXHIBIT 1**

**Draft City Council Ordinance for  
Change of Zone No. 13-0089**

DRAFT ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0089) FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)**

**THE WILDOMAR CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA**

The approval of this Change of Zone is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on \_\_\_\_\_, 2015, at a duly noticed public hearing, the City Council adopted an Environmental Impact Report (EIR) and Mitigation Monitoring & Reporting Program for Change of Zone No. 13-0089 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. Change of Zone Findings**

In accordance with the State of California, Government Code 65855 and 65860 and Chapter 17.280 of the Wildomar Zoning Ordinance, the City Council, upon recommendation of 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, finds and determines as follows:

- A. The proposed change of zone is in conformance with the adopted General Plan for the City of Wildomar.

Evidence: The applicant is proposing to amend the existing general plan land use designation from Medium High Density Residential (MHDR, 5 – 8 units/acre) to Very High Density Residential (VHDR, 14 – 20 units/acre) for a 10.02 acre site located at the northeast corner of Elizabeth Lane and Prielipp Road (APN: 380-290-029). With the approval of the proposed General Plan Amendment, the

proposed Change of Zone from I-P (Industrial Park) to R-3 (General Residential) is in conformance with the proposed VHDR land use designation as it is intended for multi-family dwellings to be developed within a density range of 14 – 20 units/acre. As the R-3 (General Residential) zone is intended to allow the development of multi-family dwellings subject to a plot plan approval, and the project density is proposed at 17.0 units/acre, the Change of Zone is consistent with the General Plan land use designation of VHDR.

Further, the R-3 (General Residential) zoning designation, upon approval of the proposed GPA, is consistent with the land use designation of Very High Density Residential (VHDR) as this zoning designation also implements the following goals and polices related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate 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 proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate 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 project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

**SECTION 4: Amendment to the Zoning Map**

The City Council, based on the findings above, hereby approves a change to the City of Wildomar Zoning Map for Change of Zone No. 13-0089 from the current zoning designation I-P (Industrial Park) to R-3 (General Residential) for a 10.02 acre site located at the northeast corner of Elizabeth Lane and Prielipp Road, otherwise known as APN: 380-290-029.

**SECTION 5. Effective Date of the Ordinance.**

This Ordinance shall take effect and be in full force and operation thirty (30) days after its second reading and adoption.

**SECTION 6 Severability.**

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 7. City Clerk Action**

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ben J. Benoit  
Mayor

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
Thomas D. Jex  
City Attorney

\_\_\_\_\_  
Debbie A. Lee, CMC  
City Clerk

# **ATTACHMENT D**

**PC Resolution No. 2015-23  
Plot Plan 13-0089**

**PC RESOLUTION NO. 2015-23**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 13-0089) TO DEVELOP A 170-UNIT APARTMENT PROJECT, SUBJECT TO CONDITIONS, ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)**

**WHEREAS**, the Planning Department has received a Plot Plan (Planning Application No. 13-0089) to develop a 170-unit multi-family apartment project:

Applicant/Owner: Wildomar Ranch Investments, LLC (Danny Brose, Project Manager)  
Project Location: NEC of Elizabeth Lane and Prielipp Road  
APN: 380-290-029  
Project Area: 10.02 gross acres

**WHEREAS**, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed Villa Siena Plot Plan No. 13-0089 as proposed in accordance with City of Wildomar Municipal Code, Title 17, Section 17.216.050; and

**WHEREAS**, the proposed Villa Siena Project is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

**WHEREAS**, the Planning Director determined that there was substantial evidence that the Villa Siena 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 CEQA Guideline 15060(d); and,

**WHEREAS**, the Planning Department on April 21, 2014 provided a Notice of Preparation (NOP) for the Villa Siena Apartment project Draft EIR and released the NOP for the required 30-day public review/comment period which began on April 21, 2014 and concluded on May 20, 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 May 5, 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) on April 27, 2015 notifying the State of the availability of the Villa Siena project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

**WHEREAS**, on April 27, 2015, 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 public review of the Villa Siena Draft EIR (SCH# 20144011081), and

**WHEREAS**, the Draft EIR for the Villa Siena Apartment 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 April 27, 2015 and concluding on June 11, 2015, and which said notice and DEIR was posted at Wildomar City Hall Planning Department and the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, at the conclusion of the 45-day public review/comment period, the Planning Department received three (3) public comments on the Villa Siena Apartment project Draft EIR; and

**WHEREAS**, the Planning Department has prepared a Final EIR for the Villa Siena Apartment project in accordance with CEQA Guidelines, which includes responses to each of the three (3) public comments received during the 45-day public review/comment period, and which the Final EIR was provided to each commenter at least 10 days prior to the September 2, 2015 Planning Commission meeting in accordance with CEQA Guidelines; and

**WHEREAS**, this EIR, as authorized under CEQA Guidelines § 15150, incorporates by reference the City of Wildomar General Plan, Zoning Ordinance, and the Final EIR prepared for the project; and

**WHEREAS**, in accordance with Section 17.216.050 of the Zoning Ordinance, the City of Wildomar Planning Department on September 2, 2015 gave public notice by mailing a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for Plot Plan No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, Section 17.216.050 of the Zoning Ordinance the City of Wildomar Planning Department on September 4, 2015 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, in compliance with State law notifying the general public of the holding of a public hearing for Plot Plan No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Section 17.216.050 of the Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on September 16, 2015, at which time all interested persons had an opportunity to testify in support of, or opposition to, the proposed Plot Plan No. 13-0089, and at which time the Planning Commission received public testimony concerning Plot Plan No. 13-0089.

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

**SECTION 1. CEQA.**

The approval of this Plot Plan (Planning Application No. 13-0089) is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on September 16, 2015, at a duly noticed public hearing, the Planning Commission recommended to the City Council certification of an Environmental Impact Report reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Villa Siena 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. 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 Villa Siena apartment project is consistent with the proposed General Plan land use designation of Very High Density Residential (VHDR) in that this designation is intended for multi-family dwellings to be developed within a density range of 14 – 20 units/acre. The proposed project has been designed with a density of 17.0 units/acre which falls between the allowable density range of the VHDR land use designation. The proposed Villa Siena apartment project is also consistent with the proposed the Zoning designation of R-3 (General

Residential) zone as it is intended to allow for the development of multi-family dwellings. As a result, the proposed Villa Siena project meets this finding.

The proposed apartment project has also been designed and, meets and exceeds the development standards of Chapter 17.44 (R-3 zone), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code. Further, the proposed project is consistent with and, implements, the following general plan land use and housing element policies related to multi-family residential development:

- LU 2.1 The proposed change of zone and project will accommodate 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 proposed for the subject site.
- LU 4.1 The proposed change of zone and project will accommodate 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 project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed change of zone and project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed change of zone and project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed change of zone and project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- H-1.1 The proposed change of zone and project will help ensure a sufficient supply of multi-family zoned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed change of zone and project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

- 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 has been designed for the protection of the public health, safety, and general welfare in that the project provides appropriate site access from Elizabeth Lane and Prielipp Road (no access is provided on Jana Lane) that meets minimum 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 Chapter 17.44 (R-3 zone), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code that further ensures the protection of the public health, safety, and general welfare. As a result, the proposed Villa Siena project meets this finding.

- 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. While the current I-P zoning designation exists on the subject site, this designation is inconsistent with the current MHDR land use designation, which only allows single family residential uses. However, the project site, upon approval of the general plan amendment to VHDR and change of zone to R-3, is intended for multi-family residential development as is the property to the south of the project site providing compatibility with the existing logical development abutting the subject site. The surrounding general plan land uses in the future will also provide for residential uses at varying densities. As a result, the proposed Villa Siena project meets this finding.

- 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 proposed project considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from Prielipp Road (secondary emergency access is provided onto Elizabeth Lane in accordance with Fire Department standards). Both Elizabeth Lane and Prielipp Road will be fully improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the proposed project and was extensively analyzed in the DEIR. As a result, there are two (2) additional traffic mitigation measures that mitigate traffic. As a result, the proposed Villa Siena project meets this finding.

- 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 control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary 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. One (1) mitigation measure with multiple requirements has been proposed as part of the EIR and MMRP to further reduce drainage impacts to a standard level of insignificance with no impacts to downstream properties or facilities. As a result, the proposed Villa Siena project meets this finding.

- 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 as it is a apartment project. As a result, the proposed Villa Siena project meets this finding.

**SECTION 4. PLANNING COMMISSION ACTION:**

The Planning Commission hereby adopts PC Resolution No. 2015-23 recommending City Council approval of Plot Plan No. 13-0089, subject to conditions as illustrated herein and attached hereto to this Resolution as Exhibit 1.

**PASSED, APPROVED AND ADOPTED** this 16th day of September 2015, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega, Assistant City Attorney

**ATTACHMENT D – EXHIBIT 1  
ELM STREET PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Planning Application No. 13-0089 (EIR / General Plan Amendment /Change of Zone / Plot Plan)**

**APN: 380-290-029**

<b><u>City Council Approval Date (Tentative):</u></b> October 14, 2015	<b><u>Plot Plan Expiration Date</u></b> October 14, 2017		
<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (Date and Signature)</u></b>

**PLANNING DEPARTMENT CONDITIONS**

**Standard Conditions**

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 Wildlife (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 <b>\$3,119.75</b> . 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 shall be provided to the Planning Department no later than <b>October 14, 2015</b> and is broken down as follows:  <ul style="list-style-type: none"> <li><b>a. California Department of Fish and Wildlife = \$3,069.00</b></li> <li><b>b. Riverside County Clerk Administrative Fee = \$50.00</b></li> </ul>	October 14, 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 two weeks of the City Council approval.  <hr/> <div style="display: flex; justify-content: space-between;"> <span>Applicant Signature</span> <span>Date</span> </div>	October 28, 2015	Planning Department	
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents,	Ongoing	Planning Department	

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**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant’s defense and the City shall have the right to approve separate legal counsel providing the City’s defense. The applicant shall reimburse City for any attorneys’ fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys’ fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, applicant agrees to post adequate security or a cash deposit with

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	City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4.	Approval of Plot Plan No. 13-0089 shall expire on October 14, 2017 (2 years after approval by the City Council) if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. If grading and/or building permits have not been issued and substantial construction work has commenced by this deadline, then Plot Plan No. 13-0089 shall become null and void. The applicant may submit a request for a one-year Extension of Time (EOT) for review and approval of the Planning Director in accordance with Section 17.216.070 of the Wildomar Municipal Code. Said extension of time application and fee must be submitted at least 30 days prior to the expiration date.	October 14, 2017	Planning Department	
5.	In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	December 9, 2015	Planning Department	
6.	Within 60 days of approval of Change of Zone / Plot Plan No. 13-0089 by the City Council, the applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the submittal of grading plans, improvement plans and/or building/construction plans.	December 14, 2015	Planning Department	

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ELM STREET PROJECT – CONDITIONS OF APPROVAL**

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7.	Plot Plan No. 13-0089 shall not become effective until 30 days after the second reading of proposed Change of Zone No. 13-0089 by the City Council. No grading or building permits shall be issued until after the effective date of the change of zone.	December 11, 2015		
8.	The project shall be subdivided and developed in accordance with the Plot Plan approved by the City Council on October 14, 2015. The applicant may request a modification/revision to the approved project, if needed, in accordance with Section 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	
9.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Dept.	
10.	All grading shall conform to the California Building Code 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.	
11.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded (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.	

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12.	If human remains are encountered during grading activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	On-Going	Planning & Engineering Depts.	
13.	The applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Planning Department	
14.	The proposed development approved by the City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Section 8.64 of the Wildomar Municipal Code.	On-Going	Planning Department	
15.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	
16.	The Applicant shall provide one (1) 220 v. electric vehicle plug in fixture in each enclosed garage.	On-Going	Planning & Building Departments	

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17.	The Applicant shall provide 10 additional bike racks/spaces within the project interior & centrally located to meet minimum code requirements.	On-Going	Planning & Building Departments	
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**Environmental Impact Report (EIR) Mitigation Measures**

**Agricultural Resources and Forest Resources**

18.	<p><b><u>AG-1.</u></b> Prospective residential tenants will be informed of the presence of adjacent and nearby lands with the potential for light agriculture and animal keeping, and that they may be exposed to conditions associated with these uses, including but not limited to dust, noise, odors, and pests, and that these property owners have the right to farm consistent with the zoning for their property, and further indicates that these activities would generally not be considered a legal nuisance.</p>	After construction of the project	City of Wildomar Planning and Building Division	
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**Biological Resources**

19.	<p><b><u>MM BIO-1.</u></b> Pre-construction surveys shall be performed for the burrowing owl as per CDFW survey protocols no more than three (3) days prior to the start of site grading/clearing to verify the presence or absence of the species. A survey report will be prepared within seven days following completion of the survey and will be submitted to the City for review. If the species is observed during the pre-construction surveys, consultation with the CDFW shall be conducted for any relocation (passive or active) of burrowing owls. Notification to the CDFW shall occur if owls are found to be present onsite and the</p>	Survey protocols within 30 days prior to the start of site grading/clearing	City of Wildomar Planning and Building Division	
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	development of a conservation strategy in cooperation with the U. S. Fish and Service, the CDFW, and the Western Riverside County Regional Conservation Authority (RCA) shall be conducted.			
20.	<b><u>MM BIO-2.</u></b> If ground or vegetation disturbance occurs between February and August, a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than three (3) days prior to construction, ground disturbance, or vegetation removal. The survey area shall include the project site and a 250-foot buffer around the site. Any active nests identified shall have a buffer area established within a 100-foot radius (200 foot for birds of prey) of the active nest. Construction activities shall not occur within the buffer area until the biologist determines that the young have fledged.	No more than three (3) days prior to construction, ground disturbance, or vegetation removal during the nesting bird season (February through August)	City of Wildomar Planning and Building Division	
21.	<b><u>MM BIO-3.</u></b> Prior to issuance of a grading permit, the applicant shall file a Notification of Lake or Streambed Alteration to the CDFW's Lake and Streambed Alteration Program at the Ontario office. The applicant shall coordinate with CDFW in order to provide off-site mitigation for the on-site impacts. Mitigation shall be located off-site because of the limitations on the project site. Specifically, the applicant shall coordinate with the Elsinore Murrieta-Anza Resources Conservation District (EMARCD) to restore and enhance riparian/riverine habitat along existing drainages on a mitigation site owned by EMARCD. Mitigation shall be at a rate of 2:1 and approximately 10,000 square feet of riparian/riverine habitat shall be restored and enhanced. A detailed restoration plan shall be prepared for approval by the City and the resources agencies. The plan shall provide a schedule for site preparation and planting, and shall include a set of performance criteria for percent cover, density, and seed production within the	Prior to issuance of a grading permit	City of Wildomar Planning and Building Division	

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	mitigation area. This mitigation measure will ensure a no net loss of riparian/riverine habitat as required under the Multiple Species Habitat Conservation Plan.			
22.	<b>MM BIO-4.</b> The applicant shall implement the MSHCP Urban/Wildlife Interface Guidelines to ensure all indirect impacts to drainage features will be minimized. The guidelines are described in Section 6.1.4 of the MSHCP and include guidelines addressing drainage features, toxics, lighting, noise, invasive species, barriers, access, grading/land development, and fuels management.	Prior to issuance of a grading permit	City of Wildomar Planning and Building Division	
23.	<b>MM BIO-5.</b> Prior to issuance of a grading permit for the proposed project, the project applicant shall pay all applicable MSHCP fees in full.	Prior to issuance of a grading permit	City of Wildomar Planning and Building Division	
24.	<b>MM BIO-6.</b> Prior to issuance of a grading permit for the proposed project, the project applicant shall pay all applicable SKR-HCP fees in full.	Prior to issuance of a grading permit	City of Wildomar Planning and Building Division	

**Cultural Resources**

25.	<b>MM CUL-1.</b> If during grading or construction activities, archaeological 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 archaeologist and the Pechanga Tribe. Any unanticipated archaeological resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. 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. If the qualified archaeologist and the Pechanga	During site grading or construction activities	City of Wildomar Planning and Building Division	
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	Tribe determine the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2 and the Archaeological Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2. This mitigation measure shall be incorporated into all construction contract documentation.			
26.	<b>MM CUL-2.</b> At least 30 days prior to seeking a grading permit, the project applicants shall contact the Pechanga Tribe to notify them of the proposed grading and shall coordinate with the City of Wildomar and the Pechanga Tribe to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include but not be limited to outlining provisions and requirements for addressing the treatment of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, sacred sites, burial goods, 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.	At least 30 days prior to seeking a grading permit	City of Wildomar Planning and Building Division	
27.	<b>MM CUL-3.</b> All archaeological resources, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Archaeological Resources Treatment and Monitoring Agreement required by Mitigation Measure CUL-2, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and	During site grading or construction activities	City of Wildomar Planning and Building Division	

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	associated records shall be transferred, including title, to the Pechanga Tribe's curation facility, which meets the standards set forth in 36 CFR Part 79 for federal repositories.			
28.	<b>MM CUL-4.</b> All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the Pechanga Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.	During site grading or construction activities	City of Wildomar Planning and Building Division	
29.	<b>MM CUL-5.</b> 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 archaeologist, and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Pechanga 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 would be required pursuant to and consistent with Public Resources	During site grading or construction activities	City of Wildomar Planning and Building Division	

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	Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. This mitigation measure shall be incorporated into all construction contract documentation.			
30.	<b><u>MM CUL-6.</u></b> To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.	During site grading or construction activities	City of Wildomar Planning and Building Division	
31.	<b><u>MM CUL-7.</u></b> Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository	During site grading or construction activities	City of Wildomar Planning and Building Division	
32.	<b><u>MM CUL-8.</u></b> If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall	During site grading or construction	City of Wildomar Planning and Building	

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	occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant” within 24 hours of receiving notification from the coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. This mitigation measure shall be incorporated into all construction contract documentation	activities	Division	
<b>Hazards and Hazardous Materials</b>				
33.	<b><u>MM HAZ-1.</u></b> Prior to demolition, an inspection shall be performed by an accredited building inspector for asbestos-containing materials (ACMs). All demolition that could result in the release of lead and/or asbestos must be conducted according to the California Occupational Safety and Health Administration (Cal/OSHA) standards.	Prior to demolition	City of Wildomar Planning and Building Division	
<b>Hydrology and Water Quality</b>				
34.	<b><u>MM HWQ-1.</u></b> Prior to the issuance of grading permits for any portion or phase of the project, the developer shall prepare and submit a Preliminary Water Quality Management Plan and a Storm Water Pollution Prevention Plan (SWPPP) to the City of Wildomar for review and approval. (Note: a Draft WQMP, contained in Appendix F, has been submitted to the City for review and will be implemented in its	Prior to the issuance of grading permits for any portion or phase of the project	City of Wildomar Engineering and Planning Departments	

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final form once approved.) The WQMP and SWPPP shall contain specific Best Management Practices (BMPs) to limit stormwater pollution from construction and operational sources. These BMPs shall identify a practical sequence for site restoration, implementation, contingency measures, responsible parties, and agency contacts. The developer shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in the following categories:

- Soil stabilization practices
- Dewatering practices (if necessary)
- Sediment and runoff control practices
- Monitoring protocols
- Waste management and disposal control practices

Once approved by the City of Wildomar, contractors working on the site shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP and SWPPP. The WQMP and SWPPP shall identify pollutant sources that could affect the quality of stormwater discharges from the project site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the WQMP and SWPPP shall include but is not limited to the following elements:

- Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geo-fabric, sandbag dikes, and temporary revegetation or

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- other ground cover) shall be employed for disturbed areas.
- No disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30–March 30).
  - Sediment shall be retained onsite by one or more basins, traps, or other appropriate improvements. Of critical importance is the protection of existing catch basins that eventually drain to the Santa Margarita River.
  - The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.
  - BMP performance and effectiveness shall be determined either by visual means where applicable (such as observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required to determine adequacy of the measure.
  - Native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance.

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**Noise**

35.	<b>MM NOI-1.</b> The developer shall implement all of the following mitigation measures as needed to achieve on-site operational interior noise levels of 45 dBA CNEL at 1st and 2nd story units proposed adjacent to Prielipp Road: a. Air conditioning or mechanical ventilation. b. Double-paned glass. c. Solid core doors with weather stripping and seals. d. Stucco or brick veneer exterior walls or wood siding w/one-half inch thick fiberboard under-layer. e. Glass portions of windows/doors not to exceed 20 percent. f. Exterior vents facing noise source shall be baffled.	During construction activities	City of Wildomar Building & Safety and Planning Departments	
36.	<b>MM NOI-2.</b> The project applicant shall utilize noise attenuating shielding on all sides of the HVAC units in the three easternmost clusters of residential buildings and shall utilize HVAC units that are manufacture rated to not exceed 55 dBA Leq at 50 feet.	During construction activities	City of Wildomar Building & Safety and Planning Departments	
37.	<b>MM NOI-3.</b> During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	During all project site excavation and grading on-site	City of Wildomar Building & Safety and Planning Departments	
38.	<b>MM NOI-4.</b> The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.	During all project site excavation, grading on-site and construction activities	City of Wildomar Building & Safety and Planning Departments	

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39.	<b><u>MM NOI-5.</u></b> The use of music or sound amplification on the project site during construction shall be prohibited.	During all project site excavation, grading on-site and construction activities	City of Wildomar Building & Safety and Planning Departments	
40.	<b><u>MM NOI-6.</u></b> The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.	During all project site excavation, grading on-site and construction activities	City of Wildomar Building & Safety and Planning Departments	
41.	<b><u>MM NOI-7.</u></b> Avoid the use of pavement breakers and vibratory rollers and packers near sensitive receptors.	During construction activities	City of Wildomar Building & Safety and Planning Departments	
42.	<b><u>MM NOI-8.</u></b> The construction contractor shall ensure that all on-site noise producing construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September or between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.	During construction activities	City of Wildomar Building & Safety and Planning Departments	

**Transportation and Traffic**

43.	<b><u>MM TRANS-1.</u></b> Prior to the issuance of a certificate of occupancy for the project, the project applicant shall install or contribute toward the pro-rata share for the installation of a traffic signal at the intersection of Elizabeth Lane and Clinton Keith Road.	Prior to issuance of occupancy permits	City of Wildomar Engineering and Planning Departments	
44.	<b><u>MM TRANS-2.</u></b> Construction of on-site improvements shall occur in conjunction with adjacent project development activity or as needed for project access purposes. Prior to issuance of a certificate of occupancy, the project applicant shall do the following, consistent with Figure 6-1, Circulation Recommendations, in the project Traffic Impact	Prior to issuance of occupancy permits and ongoing during project operation	City of Wildomar Engineering and Planning Departments	

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- Analysis by Trames Solutions, Inc. (2015) for the project:
- Provide stop sign at the project driveways to control traffic leaving the project site.
  - Provide a dedicated eastbound left turn lane at the project's main driveway along Prielipp Road.
  - Construct the extension of Elizabeth Lane to its ultimate half-section width as a collector roadway from Prielipp Road to the project's northerly boundary.
  - Construct Jana Lane to its ultimate half-section width as a collector roadway from Prielipp Road to the Project's northerly boundary.
  - Construct Prielipp Road to its ultimate half-section width as a secondary roadway from Elizabeth Lane to the project's easterly boundary.
  - On-site traffic signing and striping shall be incorporated into construction plans for the project.
  - Verify that minimum sight distance is provided at the project driveways.

**Prior to Issuance of Grading Permits**

45. Prior to the issuance of a grading permit, the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings including on-site and public right-of-way and shall include a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, including any future water conservation measures adopted by the City Council or imposed by the State of California in effect at the time of development, such as "no turf yards," drought-tolerant landscaping

Prior to Issuance of Grading Permits

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- and drip irrigation/micro spray irrigation. The landscape plans shall further include the following items:
- a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.
  - b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans.
  - c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors).
  - d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation.
  - e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (6" curb with a 12" wide by 4" deep reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations.
  - f) All plants within the detention basin shall be California native. The

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- trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore). The shrubs shall be *Heteromeles arbutifolia* (toyon).
- g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect.
  - h) The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas.
  - i) All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.
  - j) No plant materials that could freeze, damage paving, or have thorns are allowed.
  - k) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting.
  - l) 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.
  - m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.

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	n) 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.			
46.	Prior to the issuance of a grading permit, the applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. 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 does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
47.	Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
<b><u>Prior to Issuance of Building Permits</u></b>				
48.	If proposed by the Applicant, prior to approval of the building permits, a copy of the proposed Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to the Planning Director and City Attorney for review and approval. The CC&Rs shall include liability insurance	Prior to Issuance of Building Permits	Planning Department	

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	and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&Rs shall be in the form and content approved by the Planning Director and City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.			
49.	Prior to the issuance of a building permit, the applicant shall prepare a comprehensive sign program for the Villa Siena apartment project. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code.	Prior to Issuance of Building Permits	Planning Department	
50.	Prior to the issuance of a building permit, the applicant shall comply with Building Dept. requirements in obtaining all necessary permits.	Prior to Issuance of Building Permits	Planning Department	

**Prior to Issuance of a Certificate of Occupancy**

51.	The proposed development approved by the City Council via Plot Plan No. 13-0089, shall comply with the standards and requirements of the City's Light Pollution Ordinance (Chapter 8.64 of the WMC).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
52.	Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	

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53.	Prior to issuance of occupancy permits, all Riverside County Fire Department conditions shall be complied with. The applicant shall provide written verification that all applicable conditions have been met.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
54.	Prior to the issuance of occupancy permits, all required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. An irrigation audit may be required. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
55.	<p>Prior to the issuance of occupancy permits, the following conditions shall be satisfied:</p> <ul style="list-style-type: none"> <li>Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the</li> </ul>	Prior to the Issuance of Occupancy Permits	Planning Dept.	

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	<p>landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release.</p> <ul style="list-style-type: none"> <li>• All required landscaping and irrigation systems shall be installed in a condition acceptable to the City.</li> <li>• The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design.</li> <li>• The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.</li> </ul>			
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**PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS**

**General Requirements/Conditions**

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

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4.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
5.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads.	On-Going	Public Works	
6.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	
7.	For commercial/industrial projects, the developer/applicant shall submit a Business Registration application to the city for approval. The Business Registration shall indicate that this business is required to submit a Stormwater Compliance Deposit to the City for ongoing Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The developer/applicant shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.	On-Going	Engineering Dept.	

**ATTACHMENT D – EXHIBIT 1  
ELM STREET PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Planning Application No. 13-0089 (EIR / General Plan Amendment /Change of Zone / Plot Plan)**

**APN: 380-290-029**

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

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15.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
16.	All retaining walls shall require a separate permit from the Building Department.	On-Going (ALL PHASES)	Building 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. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report’s Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
18.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
19.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
20.	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	On-Going	Engineering Dept.	

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**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	undergrounding of utilities shall be reflected on the project improvement plans.			
21.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
<b><u>Prior to the Issuance of Grading Permits</u></b>				
22.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
23.	The developer shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering Dept.	
24.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	

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

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

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<p>satisfaction of the City Engineer. Specifically, the study will:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.</li> </ol>			
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**Prior to the 1st Improvement Plan submittal**

34.	Improvement plans shall be prepared, processed, and approved. Construct the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	
35.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	

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**Prior to Issuance of Building Permits**

36.	The amount of the Improvement Security will be based on the City of Wildomar's Construction Cost Worksheet. The City shall receive verification from other agencies of their related cost estimates and quantities (e.g. Riverside County Flood Control, Elsinore Valley Municipal Water District).	Prior to Issuance of a Building Permit	Engineering Dept.	
37.	The developer shall dedicate, design and construct all appropriate offsite street transitions in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Engineering Dept.	
38.	The developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Engineering Dept.	
39.	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 a Building Permit	Engineering Dept.	
40.	The developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Engineering Dept. Planning Dept.	

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41.	The developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Engineering Dept.	
42.	The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
43.	Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Developer.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
44.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
45.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
46.	The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
47.	The developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Wildomar Standard Details and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Public Works Dept.	
48.	The developer shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality	Prior to Issuance of a Building Permit	Public Works Dept.	

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	treatment devices shall be constructed outside of the ultimate public right of way.			
49.	The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid in accordance with City Codes.	Prior to Issuance of Building Permit	Building Dept.	
50.	The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Issuance of a Building Permit	Building Dept.	
51.	The developer shall dedicate, design and construct the part width street section of Elizabeth Road, measured, 39' from the approved centerline. Right of way and improvements will be based on an Industrial Collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Engineering Dept.	
52.	The developer shall dedicate, design and construct the part width street section of Jana Lane, measured, 39' from the approved centerline. Right of way and improvements will be based on an Industrial Collector, Standard No. 111, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Engineering Dept.	
53.	The developer shall dedicate, design and construct the northerly half of Prielipp Road based on a 100' secondary highway, Standard No. 94, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Engineering Dept.	
54.	The developer shall submit to the City Engineer traffic control plans along Prielipp Road to ensure the continued flow of traffic during	Prior to Issuance of a Building Permit	Engineering Dept. Public Works Dept.	

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	construction. Elizabeth Lane and Jana Lane are currently un-improved. Based on the timing and sequencing of this development, Traffic Control plans for these streets may be required			
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**Prior to Issuance of Occupancy Permits**

55.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to Issuance of Occupancy Permits	Engineering Dept.	
56.	Complete construction based on approved Improvement Plans.	Prior to Issuance of Certificate of Occupancy	Building Dept. Engineering Dept.	
57.	The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of Certificate of Occupancy	Engineering Dept.	
58.	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 (DIF).	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	

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**RIVERSIDE COUNTY FIRE DEPARTMENT**

**General Conditions**

1.	<u>10. FIRE.999PC-#01–West Fire Protection Planning Office Responsibility:</u> It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence. Additional information is available at our website: <a href="http://www.rvcfire.org">www.rvcfire.org</a> 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	Fire Department	
2.	<u>10. FIRE.999 USE-#50-BLUE DOT REFLECTOR:</u> Blue retro reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by Riverside County Fire Department.	On-Going	Fire Department	
3.	<u>10. FIRE.999 USE*-#23 – MIN REQ. FIRE FLOW:</u> Minimum required fire flow shall be 3750 GPM for 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Building(s) having a fire sprinkler system.	On-Going	Fire Department	

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4.	<b><u>10. FIRE.9999 USE-#19-ON/OFF LOOPED HYDRANT:</u></b> A combination of on-site and off-site super fire hydrants, on a looped system (6" x 4" x 2 ½"), will be located note less than 25 feet or more than 180 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants (s) in the system.	On-Going	Fire Department	
5.	<b><u>10. FIRE.999 USE-#25- GATE ENTRANCES:</u></b> Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, 40 foot turning radius shall be used.	On-Going	Fire Department	
6.	<b><u>10. FIRE.999 USE-#88A-AUTOMATIC GATES:</u></b> Gate (s) shall be automatic operated, minimum 20 feet width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Current plan check deposit base fee is \$126.00.	On-Going	Fire Department	
7.	Conditions of approval may change based on Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and Fire hazards in the structure or on the premises from occupancy or operation.	On-Going	Fire Department	

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**Prior to Issuance of Building Permits**

8.	<b><u>80. FIRE.999 USE-#17A-BLDG PLAN CHECK \$:</u></b> Building plan check deposit fee of \$1,056.00 shall be paid in a check or money order to the Riverside County Fire Department after plans have been reviewed by our office.	Prior to Building Permits	Fire Department	
9.	<b><u>80. FIRE.999 USE-#4 – WATER PLANS:</u></b> The applicants or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing. The system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."	Prior to Building Permits	Fire Department	

**Prior to Final Inspection**

10.	<b><u>90. FIRE.999 USE-#45 – FIRE LANES:</u></b> The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.	Prior to Final Inspection	Fire Department	
11.	<b><u>90. FIRE.999 USE-#66- DISPLAY BOARDS:</u></b> Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access.	Prior to Final Inspection	Fire Department	

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<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (Date and Signature)</u></b>

12.	<b>90. FIRE.999 USE-#12A- SPRINKLER SYSTEM:</b> Install a complete fire sprinkler system per NFPA 13 2013 edition. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is \$614.00 per riser) applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current monitoring plan check deposit base fee is \$192.00)	Prior to Final Inspection	Fire Department	
13.	<b>90. FIRE.999 USE-#83- AUTO/MAN FIRE ALARM:</b> Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee \$627.00)	Prior to Final Inspection	Fire Department	
14.	<b>90. FIRE.999 USE-#27-EXTINGUISHERS:</b> Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to center above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.	Prior to Final Inspection	Fire Department	

**ATTACHMENT D – EXHIBIT 1  
ELM STREET PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Planning Application No. 13-0089 (EIR / General Plan Amendment /Change of Zone / Plot Plan)**

**APN: 380-290-029**

<b><u>City Council Approval Date (Tentative):</u></b> October 14, 2015	<b><u>Plot Plan Expiration Date</u></b> October 14, 2017		
<b><u>Conditions of Approval</u></b>	<b><u>Timing/ Implementation</u></b>	<b><u>Enforcement/ Monitoring</u></b>	<b><u>Verification (Date and Signature)</u></b>

**ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)**

**General Conditions**

1.	The water connection shall be to an existing 12" PVC water line On Prielipp Road (PZ 1650). A looped water system shall be created by extending the 12" Water line on Elizabeth Lane due south to Prielipp Road.	On-Going	EVMWD	
2.	There is currently no sewer available for this site to connect to. This project will be required to install approximately 1500 LF of 12" sewer line in Prielipp Street to connect with existing sewer.	On-Going	EVMWD	
3.	A Service Commitment Letter will be required.	On-Going	EVMWD	
4.	The Developer will be required to adhere to the Districts Development process, and pay all applicable fees.	On-Going	EVMWD	

END

# **ATTACHMENT E**

## **Villa Siena Site Plan/Landscape Plan Package**

# **ATTACHMENT F**

## **Villa Siena Architectural/Floor Plans Package**

# **ATTACHMENT G**

## **Villa Siena Colored Architectural Elevations**

# **ATTACHMENT H**

## **Villa Siena Colored Garage / Carport Elevations**