

ATTACHMENT D

PC Resolution No. 2016-09

Tentative Parcel Map No. 36673

PC RESOLUTION NO. 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 36673 (PLANNING APPLICATION NO. 14-0069) TO SUBDIVIDE APPROXIMATELY 19.4± ACRES INTO 3 LOTS TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

WHEREAS, the Planning Department has received an application for Tentative Parcel Map No. 36673 (PA No. 14-0069) to subdivide 19.4 acres into three (3) lots from:

Applicant/Owner:	Strata Keith, LLC (Eric Flodine, Project Manager)
Project Location:	SWC of Clinton Keith Road and Yamas Drive
APN:	380-250-003
Project Area:	19.4± acres

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Commission of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Parcel Map No. 36673 for the Grove Park Mixed-Use Development Project; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant with a copy of the Planning Department staff report and resolutions for Tentative Parcel Map No. 36673 containing staff’s recommendation to the Planning Commission at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, the proposed Tentative Parcel Map No. 36673 for the Grove Park Mixed-Use Development 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 Grove Park Mixed-Use Development project may have one or more significant effects on the environment and that preparation of an Environmental Impact Report (“EIR”) was therefore warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d); and,

WHEREAS, the Planning Department on December 22, 2014 provided a Notice of Preparation (NOP) for the Grove Park Mixed-Use Development project EIR and

released the NOP for the required 30-day public review/comment period which began on December 22, 2014 and concluded on January 26, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received eight (8) agency/public comments; and

WHEREAS, the Planning Department conducted a public scoping meeting concerning the proposed project and Draft EIR on January 19, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, The Planning Department on June 12, 2015 prepared and circulated a 2nd Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Grove Park project. This began a 2nd 30-day public review/comment period that began on June 12, 2015 and concluded on July 13, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received five (5) agency/public comments; and

WHEREAS, the Planning Department conducted a 2nd public scoping meeting concerning the proposed project and Draft EIR on June 29, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, upon completion of the Draft EIR, the City provided a Notice of Completion (NOC) to the State Clearinghouse (OPR) on September 3, 2015 notifying the State of the availability of the Grove Park Mixed-Use development project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

WHEREAS, on September 3, 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 Grove Park Mixed-Use Draft EIR (SCH# 2014121064); and

WHEREAS, the Draft EIR for the Grove Park Mixed-Use Development project was circulated to the public, responsible agencies and other interested parties as required by CEQA Guidelines §15087 and §15105(a) for a period of not less than 45 days commencing on September 3, 2015 and concluding on October 19, 2015, and which said notice and project 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 five (5) public comments on the Grove Park Mixed-Use Development project Draft EIR; and

WHEREAS, the Planning Department has prepared a Final EIR for the Grove Park Mixed-Use Development project in accordance with CEQA Guidelines, which includes responses to each of the five (5) 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 January 6, 2016 Planning Commission meeting in accordance with CEQA Guidelines; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on December 22, 2015 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Tentative Parcel Map No. 36673 would be considered by the Planning Commission; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on December 26, 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 public hearing for which Tentative Parcel Map No. 36672 would be considered by the Planning Commission; and

WHEREAS, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Commission on January 6, 2016 held said public hearing at which time the Planning Commission received public testimony from interested persons in support of, or opposition to, the proposed Tentative Parcel Map No. 36673.

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

SECTION 1. CEQA FINDINGS:

The approval of Tentative Parcel Map No. 36673 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on January 6, 2016, 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 Grove Park Mixed-Use project. The documents comprising the City's environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

SECTION 2. TENTATIVE PARCEL MAP FINDINGS.

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision

Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, recommends that the City Council hereby find and determine as follows:

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

Evidence: The proposed Tentative Parcel Map No. 36672 is consistent with the City's General Plan in that the land use designation of Commercial Retail (CR) is intended to provide for commercial and office related land uses to the Wildomar community. With its close proximity other retail and residential projects, the Grove Park Mixed-Use development project will provide valuable commercial retail and office services that are consistent and compatible with the General Plan. Further, the 162-unit apartment project, is consistent with the General Plan in that the existing HHDR land use designation specifically allows for multi-family dwellings including apartments and condominiums. As these units are proposed as "rental" units, the project will provide important housing opportunities to Wildomar residents. Further, the HHDR land use designation has a density range of 20+ units per acre. The apartment as proposed has a density of 20 units per acre which falls within the allowable density range. Thus, the proposed Parcel map is consistent with the General Plan. There is no specific plan governing this project or the general area. The project also promotes the following land use policies:

- LU 4.1 The proposed retail and apartment 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 retail and apartment project will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed retail and apartment project will accommodate the development of commercial, office and multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed retail and apartment 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 retail and apartment project are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU 23.1 The proposed land use amendment resulting in the commercial retail/office project is properly located and designated for commercial development in accordance with the General Plan.

LU 23.8 The proposed land use amendment resulting in the commercial retail/office project in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

H-1.1 The proposed apartment project will help ensure a sufficient supply of properly planned 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 apartment 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 design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

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

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

Evidence: The project site encompasses approximately 19.4± acres. The tentative map proposes to subdivide the project area into three (3) lots to accommodate the commercial retail/office and apartment site, including a lot for a required detention basin. Given the density allowed by the HHDR designation of 20+ units per acre, the project meets this density as it is set at 20 units per acre. Further, in terms of the 55,000± commercial retail/office parcel, the C-P-S zone does not have a minimum lot size so this parcel is physically suitable for the project as it 9.8 acres in size. The apartment project site with its R-4 zoning has a minimum lot size 4 acres; however multi-family uses in the R-4 zone are subject to the R-3 development standards (refer to Chapter 17.60.070 of the WMC). As this parcel is approximately 8.1 acres it exceeds the minimum 7,200 square-foot lot size which results in the site being physically suitable. Given these facts, the proposed Parcel Map is physically suitable for the type and proposed density of development.

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

Evidence: The City has prepared an Environmental Impact Report (EIR) for the Grove Park Mixed-Use development project, including TPM No. 36673. The EIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 45-day public review period in accordance with CEQA law. A Determination of Biological Equivalent or Superior Preservation (DBESP) analysis was prepared for this project and reviewed by the U.S. Fish and Wildlife Agency and the California Department of Fish and Wildlife. Both agencies concur with the analysis and recommended conditions outlined in the DBESP. Thus, it has been determined that the design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP) and DBESP. Therefore, the proposed Parcel map meets this finding.

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

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

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

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

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts PC Resolution No. 2016-09 recommending City Council approval of Tentative Parcel Map No. 36673 (Planning Application No. 14-0069) subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 6th day of January 2016, 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:

Erica L. Vega
Assistant City Attorney

ATTACHMENT D – EXHIBIT 1			
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL			
Project No.: Tentative Parcel Map No. 36673 (Planning Application No. 14-0069)			
Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023			
<u>City Council Approval Date (Tentative):</u> February 10, 2016		<u>TPM No. 36673 Expiration Date:</u> February 10, 2019	
<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>

3.	<p>The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or 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</p>	Ongoing	Planning Department	
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	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 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 <u>Tentative Parcel Map No. 36673</u> shall expire on February 10, 2019 (3 years after approval by the City Council) if the final map has not been approved by the City Council and recorded with the Riverside County Clerk. The Applicant may apply in writing for a Extension of Time (EOT) for review and approval of the Planning Commission in accordance with Section 16.12.240 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department at least 30 days prior to the expiration date (1/10/19).	February 10, 2019	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.	May 10, 2016	Planning Department	
6.	Within 60 days of approval of the Grove Park Development Project (Planning Application No. 14-0069) 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	April 10, 2016	Planning Department	

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	submittal of final map, grading plans, improvement plans and/or building/construction plans.			
7.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Commission taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
8.	The project shall be subdivided in accordance with the approved tentative parcel map approved by the City Council on February 10, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	

CEQA / Environmental Impact Report (EIR) Mitigation Measures:

Air Quality Resources

9.	4.3.6.1A "Zero-Volatile Organic Compounds" paints (no more than 150 grams/liter of VOC) and/or High Pressure/Low Volume (HPLV) applications consistent with SCAQMD Rule 1113 shall be used during project construction.	During project construction	Planning Department	
10.	4.3.6.1B All rubber tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better.	During project construction	Planning Department	
11.	4.3.6.1C Appropriate provisions detailed in SCAQMD Rule 403 shall be implemented for the duration of project construction. Fugitive dust	During project construction	Planning Department	

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	<p>suppression measures include but shall not be limited to the following:</p> <ul style="list-style-type: none"> • All clearing, grading, earthmoving, or excavation activities shall cease when winds exceed 25 miles per hour; • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day; and • The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less. 			
12.	4.3.6.1D On-site construction equipment shall be shut off at or prior to five minutes of idling.	During project construction	Planning Department	

Biological Resources

13.	<p>4.4.6.1A A pre-construction burrowing owl survey shall be conducted by a qualified biologist prior to the start of ground-disturbing activities. The burrowing owl survey shall be conducted pursuant to the guidelines established by the California Department of Fish and Wildlife and shall require four site visits (two in the morning and two in the evening) to determine the on-site presence/absence of the species. The final survey shall occur no more than three days prior to the start of ground-disturbing activities. In the event this species is not identified on site, no further mitigation is required. If during the pre-</p>	Prior to the start of ground disturbing activities	Planning Department	
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	construction burrowing owl survey, this species is found to occupy the site, Mitigation Measure 4.4.6.1B shall be required.			
14.	<p>4.4.6.1B If burrowing owls are identified during the survey periods, the City or project applicant shall develop a burrowing owl conservation strategy that is acceptable to the California Department of Fish and Wildlife (CDFW), the Western Riverside County Regional Conservation Authority (RCA) and the United States Fish and Wildlife Service (USFWS). Of passive or active relocation of owls is approved for the site by the CDFWE, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The location of the nests and the owls proposed for relocation;</p> <ul style="list-style-type: none"> • The locations of the proposed relocation sites; • The number of adult owls and juveniles proposed for relocation; • The time of year when relocation is proposed to occur; • The name of the biologist proposed to supervise the relocation and the details of his/her experience capturing, handling and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls) and the relevant permits held; • A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site; • A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities, including the 	Prior to issuance of any grading permits and during construction	Planning Department	

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	<p>provision of food and water.</p> <ul style="list-style-type: none"> A description of the monitoring methods and monitoring duration to be employed to verify survival of the relocate owls and their long-term retention on the relocation site. 			
15.	<p>4.4.6.2A Prior to the issuance of any grading permit for permanent impacts in jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and/or an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 401 permit from the RWQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ol style="list-style-type: none"> Off-site replacement and/or restoration of USACE/RWQCB jurisdictional “waters of the U.S.”/“waters of the State” within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed within Riverside County at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank. Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent 	Prior to grading permit	Planning Department	

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	impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank.			
16.	<p>4.4.6.2B Prior to any development activity or the issuance of any permit or approval removing or encroaching upon oak trees on the project site (this generally includes the canopy drip-line of trees within the area of ground disturbance and trees subject to changes in hydrologic regime), an Oak Tree Mitigation Plan prepared by a certified arborist, registered professional forester, botanist, or landscape architect shall be submitted for review and approval by the City that includes:</p> <ol style="list-style-type: none"> 1. A survey showing the location of oak trees 5 inches or more in diameter at breast height (DBH), as defined by Public Resources Code Section 21083.4(a). 2. The removal of all oak trees 5 inches or more DBH height shall be mitigated. Removal shall be mitigated by planting (or replanting) and maintaining oak trees. A minimum of three native oak trees of 5 gallons or larger size shall be planted for each oak tree removed that is greater than or equal to 5 inches DBH. The trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. 	Prior to any permit or approval removing or encroaching upon oak trees	Planning Department	

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	<p>Replanted oak trees shall be maintained for a period of seven years after they are planted. If any of the replanted oak trees die or become diseased, they shall be replaced and maintained for seven years after the new oak trees are planted.</p> <p>3. A replanting schedule and diagram for trees removed or encroached upon by the project shall be submitted to and approved by the City. Replanted trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Trees planted shall be protected from livestock and other animals.</p> <p>4. Oak tree protection measures for trees to be retained within the project site shall be included in construction specifications. Each oak tree to be preserved shall be surrounded by a tree zone identified by the drip-line of the tree. An orange plastic fence or other suitable type of fence shall be used to identify the tree zone during construction activities. No vegetation removal, soil disturbance, or other development activities shall occur within the tree zone in order to protect root systems and minimize compaction of the soil, unless authorized by the Oak Tree Mitigation Plan.</p> <p>5. Conservation easements or funds for off-site oak woodlands conservation shall be proposed to and approved by the City.</p>			
17.	<p>4.4.6.4A A pre-construction survey for nesting birds and migratory birds shall be conducted by a qualified biologist, no more than three (3) days prior to the initiation of construction activities. A qualified</p>	Three days or less prior to grading	Planning Department	

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<p>biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether these activities have the potential to disturb or otherwise harm nesting birds.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet for raptors, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS. The exclusion zones shall remain in force until all young have fledged.</p>	<p>Prior to construction</p>		
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Cultural Resources

18.	<p>4.5.6.1A 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 and Soboba Bands (Tribes). 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. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe(s) determine the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2 and the Cultural Resources Treatment and</p>	<p>During grading and/or ground disturbing activities</p>	<p>Planning and Engineering Depts.</p>	
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	Monitoring Agreement required by Mitigation Measure 4.5.6.1B. This mitigation measure shall be incorporated in all construction documentation.	Prior to issuance of grading permit.		
19.	4.5.6.1B At least 30 days prior to seeking a grading permit, the project applicant(s) shall contact the Pechanga and Soboba Bands (Tribes) to notify the Tribes of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Tribes to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but shall not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and location of final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.	30 days prior to issuance of grading permit	Planning and Engineering Depts.	
20.	4.5.6.1C In the event agreement on the significance and/or mitigation of archaeological resources cannot be reached, 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 both the Pechanga and the Soboba Bands (Tribes). Notwithstanding any other rights available under the law, the Planning Director's decision shall	If a dispute arises over the agreement of significance of discovered archaeological resources during construction.	Planning and Engineering Depts.	

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	be appealable to the City Council 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 laws, avoidance and mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.			
21.	4.5.6.1D All cultural materials, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by Mitigation Measure 4.5.6.1B , that are collected during the grading monitoring program and from any previous archeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, which meets the standards set forth in 36 CRF Part 79 for federal repositories.	Prior to issuance of Certificate of Occupancy	Planning and Engineering Depts.	
22.	4.5.6.1E 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 archaeologist in consultation with the Tribe(s). To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.	During grading and ground disturbing activities.	Planning and Engineering Depts.	

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23.	4.5.6.1F To address the possibility that cultural 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.	Prior to issuance of grading permit	Planning and Engineering Depts.	
24.	4.5.6.2A Prior to the issuance of a grading permit, the project applicant(s) shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the City of Wildomar Planning Director. The recommendations shall follow procedures established by the Society of Vertebrate Paleontology (SVP) for assessment and mitigation of impacts to paleontological resources, which the Planning Director shall follow. The developer shall pay for all required treatment and storage of the discovered resources.	Prior to issuance of grading permit	Planning and Engineering Depts.	
25.	4.5.6.2B A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formational sediments of the Pauba Formation. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid	Prior to issuance of grading permit	Planning and Engineering Depts.	

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	construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.			
26.	4.5.6.2C Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.	Prior to issuance of Certificate of Occupancy	Planning and Engineering Depts.	
27.	4.5.6.2D Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.	Prior to issuance of Certificate of Occupancy	Planning and Engineering Depts.	
28.	4.5.6.2E A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to and accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.	Prior to issuance of Certificate of Occupancy	Planning and Engineering Depts.	

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Hydrology and Water Quality			
29.	<p>4.9.6.1A Prior to the issuance of grading permits, the project applicant shall submit evidence to the City that coverage under the SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ) has been obtained. As required by the General Permit, Project Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Wildomar, Riverside County Flood Control and Water Conservation District, and San Diego Regional Water Quality Control Board for review and approval. The SWPPP shall identify pre- and post-construction Best Management Practices (BMPs) intended to prevent the release of sediment and pollutants into downstream waterways and comply with all other requirements of the General Permit. BMPs to be implemented shall include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> • Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs are to be periodically inspected by the RWQCB during construction, and repairs would be made as required. • Materials that have the potential to contribute non-visible pollutants to storm water must not be placed in drainage ways and must be placed in temporary storage containment areas. • All loose soil, silt, clay, sand, debris, and other earthen material shall be controlled to eliminate discharge from the site. Temporary 	Prior to issuance of grading permit	City Engineer and Building Official

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	<p>soil stabilization measures to be considered include: covering disturbed areas with mulch, temporary seeding, soil stabilizing binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.</p> <ul style="list-style-type: none"> • The SWPPP shall include inspection forms for routine monitoring of the site during the construction phase. • Additional required BMPs and erosion control measures shall be documented in the SWPPP. <p>The SWPPP would be kept on site for the duration of project construction and shall be available to the local Regional Water Quality Control Board for inspection at any time.</p>	During construction		
30.	<p>4.9.6.2A Prior to the issuance of grading permits, the Project Applicant shall submit a final Water Quality Management Plan (WQMP) to the City of Wildomar, for review and approval, as required by SDRWQCB Order No. R9-2004-001 (MS4 Permit) and the current Riverside County Water Quality Management Plan for Urban Runoff. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the Water Quality Management Plan. This measure shall be implemented to the satisfaction of the City Public Works Department and Planning Division as appropriate.</p>	Prior to issuance of grading permits	Public Works and Planning Departs.	
Noise				
31.	<p>4.12.6.1A A noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan</p>	Prior to issuance of grading permits	Public Works Department	

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<p>shall identify the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project. Methods to mitigate construction noise shall include (but shall not be limited to):</p> <ul style="list-style-type: none"> - Install temporary noise control barriers, or equally effective noise protection measures, that provide a minimum noise level attenuation of 10 dBA when project construction occurs near existing noise-sensitive structures. The noise control barrier must present a solid face from top to bottom. The noise control barrier must be high enough and long enough to block the view of the noise source. Unnecessary openings shall not be made. The noise barriers must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired - The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity. - During all project site construction, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site - The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the 			
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	<p>project site during all project construction.</p> <ul style="list-style-type: none"> - The construction shall limit haul truck deliveries to the same hours specified in the Clinton Keith Road (APN: 380-250-003) Traffic Impact Analysis with no more than 16 (two-way) haul trips per hour between 7:00 a.m. and 10:00 a.m., up to 30 (two-way) haul trips per hour between 10:00 a.m. and 2:00 p.m., and no more than 16 (two-way) haul trips per hour between 2:00 p.m. and 4:00 p.m. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. 			
32.	<p>4.12.6.1B Prior to approval of grading plans and/or issuance of building permits, plans shall include a requirement that noise-generating project construction activities shall occur between the permitted hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May (Section 9.48.020). The project construction supervisor shall ensure compliance with the requirement and the City shall conduct periodic inspection at its discretion.</p>	<p>Prior to issuance of Grading Permit and/or Building Permit</p>	<p>City Engineer or Designee or Building Official</p>	
33.	<p>4.12.6.1C The construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding noise complaints. The construction manager, within 72 hours of receipt of a noise complaint, shall either take corrective actions or, if immediate action is not feasible, provide a plan or corrective action to address the source of the noise complaint.</p>	<p>Prior to issuance of grading permit.</p>	<p>City Engineer or Designee</p>	

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34.	<p>4.12.6.2A Buildings adjacent to Clinton Keith Road and Yamas Drive will require a Noise Level Reduction (NLR) of up to 24.3 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). In order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project plans shall include measures to achieve the following:</p> <ul style="list-style-type: none"> - <i>Windows:</i> All windows and sliding glass doors shall be well fitted, with well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted. - <i>Doors:</i> All exterior doors shall be well weather-stripped solid core assemblies at least 1.25 inches thick. - <i>Roof:</i> <i>Roof sheathing of wood construction shall be well fitted or caulked</i> plywood of at least 0.5 inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 0.5 inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. - <i>Ventilation:</i> Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code. 	Prior to issuance of building permits	City Building Official	
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Transportation and Traffic			
35.	<p>4.16.6.1A Salida del Sol / Yamas Drive / Clinton Keith Road: Install a traffic signal with protected left-turn phasing on the eastbound and westbound approaches of Clinton Keith Road and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> • Northbound Approach: One left-turn lane, one shared through/right-turn lane. • Southbound Approach: One left-turn lane, one shared through/right-turn lane. • Eastbound Approach: One left-turn lane, one shared through/right-turn lane. • Westbound Approach: One left-turn lane, one shared through/right-turn lane. <p>The scope of required improvements at this location shall be reviewed and approved by the City Engineer and be consistent with all applicable City standards.</p>	Prior to issuance of the first Certificate of Occupancy	City Engineer or Designee
36.	<p>4.16.6.1B Prior to the issuance of building permits, the project applicant shall submit evidence to the City that the Transportation Uniform Mitigation Fee (TUMF), Development Impact Fee (DIF), and/or fair-share contribution for the required improvements has been paid. As permitted by the City, payment of required fees may be offset</p>	Prior to issuance of building permits	City Engineer of Designee

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	by in-lieu fee credit derived by the applicant's installation of the improvement identified in Mitigation Measure 4.16.6.1A .			
37.	<p>4.16.6.2A Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.).</p> <p>Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.</p>	Prior to issuance of grading permits	City Engineer or Designee	
38.	<p>4.16.6.3A Prior to the issuance of first occupancy permit, the project applicant shall submit evidence to the City that the Transportation Uniform Mitigation Fee (TUMF), and Development Impact Fee (DIF) payment for the following improvements have been made:</p> <ul style="list-style-type: none"> • George Avenue/Clinton Keith Road: <ul style="list-style-type: none"> ○ Restripe the eastbound right-turn lane as a shared through/right-turn lane (TUMF/DIF); and ○ Construct a westbound shared through/right-turn lane (DIF). • Inland Valley Drive/Clinton Keith Road: <ul style="list-style-type: none"> ○ Construct an eastbound through lane (TUMF); and ○ Construct a westbound through lane (TUMF). • <i>As required by the City's Public Works Director:</i> <ul style="list-style-type: none"> ○ Provide traffic signal interconnection. 	Prior to issuance of first occupancy permit	City Public Works Director or Designee	

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39.	<p>4.16.6.4A Prior to the issuance of first occupancy permit, the project applicant shall submit evidence to the City that required Transportation Uniform Mitigation Fee (TUMF), Development Impact Fee (DIF), and/or fair-share contribution for cumulative project impacts have been made.</p>	Prior to issuance of first occupancy permit	City Public Works Director or Designee
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Prior to the Final Map Approval

40.	<p>Prior to final map approval by the City Council, the Applicant shall submit to the Planning Director and City Attorney for review and approval detailed Covenants, Conditions, and Restrictions (CC&Rs) for both the commercial retail development and multi-family development proposed under Plot Plan No, 14-0069. The CC&Rs shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&Rs shall be in the form and content approved by the 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. Approved CC&R's shall be recorded concurrently with the final parcel map.</p>	Prior to Final Map Approval	Planning Department
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PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS			
<u>General Requirements/Conditions</u>			
1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.
2.	The developer/owner 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
3.	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.
4.	Appropriate offsite street transitions shall be in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.
5.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.
6.	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	On-Going	Engineering Dept.

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	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).			
7.	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.	On-Going	Engineering Dept.	
8.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
9.	The developer shall design and construct street lights in accordance with the City of Wildomar Improvement Standards and Specifications, City Municipal Code and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
10.	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.	
11.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
12.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For	On-Going	Engineering Dept.	

ATTACHMENT D – EXHIBIT 1			
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL			
Project No.: Tentative Parcel Map No. 36673 (Planning Application No. 14-0069)			
Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023			
<u>City Council Approval Date (Tentative):</u> February 10, 2016		<u>TPM No. 36673 Expiration Date:</u> February 10, 2019	
<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>

	projects requiring RCFCDD review the developer shall pay the appropriate fees to RCFCDD.			
<u>Prior to the Recordation of the Final Map</u>				
13.	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 and the Subdivision Map Act.	Prior to Final Map Approval	Engineering Dept.	
14.	The developer shall dedicate, and construct the southern half - section of Clinton Keith Road based on an Urban Arterial, Standard No. 91, as modified with an 8' parkway, and the City of Wildomar Capital Improvement Plans & Specifications for Clinton Keith Road and to the satisfaction of the City Engineer. The improvements shall be from approximately Inland Valley Road, Station 28+85 to Yamas Drive plus transition to approximately Station 45+00.	Prior to Recordation of Final Map	Engineering Dept.	
15.	The developer shall dedicate, design and construct the westerly width street section of Yamas Drive based on a 74' Collector, Standard No. 103A as modified with a 9' parkway, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
16.	The developer shall dedicate, design and construct streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	

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17.	The developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	
18.	The developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department for review and approval. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD's Water Efficient Landscape Standards as adopted by the City Council on November 12, 2015. All 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. The plans shall also incorporate Water Quality Management Plan Best Management Practices for the street improvements.	Prior to Recordation of Final Map	Engineering Dept. Planning Dept.	
19.	The developer shall submit to the City Engineer traffic control plans to ensure the continued flow of traffic during construction.	Prior to Recordation of Final Map	Engineering Dept. Public Works Dept.	
20.	The Applicant shall provide a reciprocal access easement between the parcels of this development. The location of the access point(s) shall be to the satisfaction of the City Engineer and will be approved when these parcels are developed.	Prior to Recordation of Final Map	Engineering Dept.	
21.	The Applicant shall dedicate a Trail Head Public Park on Lot 1 in accordance with the City Parks Master Plan. The design and	Prior to Recordation of	Engineering Dept.	

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	construction of the Trail Head Public Park shall be to the satisfaction of the City Engineer and will be approved when Lot 1 develops.	Final Map		
22.	The Applicant shall provide Regional Multi-Use Trail Easement across Lot 2 from the existing trail on APN 380-250-002 to a Trail Head Public Park on Lot 1. The design and construction of the trail shall be to the satisfaction of the City Engineer and will be approved when Lot 2 develops.	Prior to Recordation of Final Map	Engineering Dept.	
23.	The existing CMP storm drain pipe under Clinton Keith Road approximately at Station 37+50 shall be improved to a non-corrosive pipe material as approved by the City Engineer.	Prior to Recordation of Final Map	Engineering Dept.	

END