

# **ATTACHMENT E**

**PC Resolution No. 2016-10**

**Plot Plan 14-0069**

**PC RESOLUTION NO. 2016-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 14-0069) TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT PROJECT FOR 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 Plot Plan (PA No. 14-0069) to develop a 55,000± square-foot retail/office center and a 162- unit multi-family apartment project for the Grove Park Mixed-Use Development project\_site 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**, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed Grove Park Mixed-Use Development's Plot Plan No. 14-0069 as proposed in accordance with City of Wildomar Municipal Code, Title 17, Section 17.216.050; and

**WHEREAS**, the proposed 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 2<sup>nd</sup> Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Grove Park project. This began a 2<sup>nd</sup> 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 2<sup>nd</sup> 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 17.216.050 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 Plot Plan No. 14-0069 would be considered by the Planning Commission; and

**WHEREAS**, in accordance with Section 17.216.050 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 Plot Plan No. 14-0069 would be considered by the Planning Commission; and

**WHEREAS**, in accordance with Section 17.216.050 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 Plot Plan No. 14-0069.

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

**SECTION 1. CEQA.**

The approval of Plot Plan No. 14-0069 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 Developments 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. 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.**

In accordance with Section 17.216 of the Wildomar Municipal Code (Title 17), the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department’s staff report and all documents incorporated by reference 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 162-unit apartment and 55,000 square-foot commercial retail/office project are allowed use the R-4 and C-P-S zones subject to the approval of a plot plan. The proposed Plot Plan is consistent with the purpose and intent of the R-4 and C-P-S zones in that multi-family residential uses and commercial retail/offices are encouraged and intended to be located in these zone, respectively. 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. The proposed commercial retail project has also been reviewed to ensure all development standards outlined in the R-4/R-3 zone are met. Upon a detailed review of the development plans, all development standards outlined in the R-4/R-3 zone have been met and/or exceeded. Further, the design and layout of the project, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site.

In addition, the proposed use also is consistent with the following General Plan 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 overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site, upon approval of the general plan amendment to CR and the change of zone to C-P-S, and the existing land use designation of HHDR and zoning designation of R-4 is intended for commercial retail/office uses and multi-family residential uses, respectively. As a result, the proposed Horizon Mixed-Use Development project meets this finding.

C. 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 commercial retail/office and apartment 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 Clinton Keith Road and Yamas Drive in accordance with Public Works and Fire Department standards. Both Clinton Keith Road and Yamas Drive 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 several traffic mitigation measures that will be implemented to mitigate traffic congestion. As a result, the proposed Grove Park Mixed-Use Development project meets this finding.

- D. 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. As a result, the proposed Horizon Mixed-Use Development project meets this finding.

- E. 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 does include a tentative parcel map (TPM 36673) to subdivide the property to accommodate the proposed commercial retail/office and apartment project. The tentative parcel map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Grove Park Mixed-Use Development project meets this finding.

**SECTION 5. PLANNING COMMISSION ACTION:**

The Planning Commission hereby adopts PC Resolution No. 2016-10 recommending City Council approval of Plot Plan No. 14-0069, subject to conditions as illustrated 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:

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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

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

<b>PLANNING DEPARTMENT CONDITIONS</b>			
<b><u>Standard Conditions</u></b>			
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>\$3,120.00</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>February 10, 2016</b> and is broken down as follows:  <ul style="list-style-type: none"> <li><b>a. California Department of Fish and Wildlife = \$3,070.00</b></li> <li><b>b. Riverside County Clerk Administrative Fee = \$50.00</b></li> </ul>	February 17, 2016	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>	February 24, 2016	Planning Department
3.	The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and	Ongoing	Planning Department

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		<b><u>Verification (Date and Signature)</u></b>	

<p>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 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</p>			
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GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

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**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

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	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 <b><i>Plot Plan No. 14-0069</i></b> shall expire on February 10, 2019 (3 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. The Applicant may apply in writing for an 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 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.	<b><i>Plot Plan No. 14-0069</i></b> shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 14-0069 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.	April 9, 2016	Planning Department	
6.	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	
7.	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 submittal of final map, grading plans, improvement plans and/or building/construction plans.	April 10, 2016	Planning Department	

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8.	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	
9.	The project shall be developed in accordance with the approved plot plan 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 Section 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	
10.	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.	
11.	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.	
12.	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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13.	<p>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) the 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 to and engage with the Applicant in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>	On-Going	Planning & Engineering Depts.	
14.	<p>If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the planning director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Pechanga and Soboba Band representatives and the archaeologist, a decision shall be made, with the concurrence of the planning director,</p>	On-Going	Planning & Engineering Depts.	

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	as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.			
15.	The Applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Planning Department	
16.	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 WMC.	On-Going	Planning Department	
17.	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	
18.	The Applicant shall provide one (1) 220 v. electric vehicle plug in fixture in each enclosed garage of the multi-family townhouse project area.	On-Going	Planning & Building Departments	

**CEQA / Environmental Impact Report (EIR) Mitigation Measures:**

**Air Quality Resources**

19.	<b>4.3.6.1A</b> "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	
20.	<b>4.3.6.1B</b> 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	

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21.	<p><b>4.3.6.1C</b> Appropriate provisions detailed in SCAQMD Rule 403 shall be implemented for the duration of project construction. Fugitive dust suppression measures include but shall not be limited to the following:</p> <ul style="list-style-type: none"> <li>• All clearing, grading, earthmoving, or excavation activities shall cease when winds exceed 25 miles per hour;</li> <li>• 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</li> <li>• The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.</li> </ul>	During project construction	Planning Department	
22.	<p><b>4.3.6.1D</b> On-site construction equipment shall be shut off at or prior to five minutes of idling.</p>	During project construction	Planning Department	

**Biological Resources**

23.	<p><b>4.4.6.1A</b> 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-construction burrowing owl survey, this species is found to occupy the</p>	Prior to the start of ground disturbing activities	Planning Department	
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	site, Mitigation Measure 4.4.6.1B shall be required.			
24.	<p><b>4.4.6.1B</b> 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 relocation plan shall include the following:</p> <ul style="list-style-type: none"> <li>• The location of the nests and the owls proposed for relocation;</li> <li>• The locations of the proposed relocation sites;</li> <li>• The number of adult owls and juveniles proposed for relocation;</li> <li>• The time of year when relocation is proposed to occur;</li> <li>• 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;</li> <li>• A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site;</li> <li>• 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 provision of food and water.</li> <li>• A description of the monitoring methods and monitoring duration</li> </ul>	Prior to issuance of any grading permits and during construction	Planning Department	

<b>ATTACHMENT E – EXHIBIT 1</b>			
<b>GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL</b>			
<b>Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)</b>			
<b>Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023</b>			
<b><u>City Council Approval Date (Tentative):</u></b> February 10, 2016		<b><u>Plot Plan Expiration Date:</u></b> February 10, 2019	
<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>

	to be employed to verify survival of the relocate owls and their long-term retention on the relocation site.			
25.	<p><b>4.4.6.2A</b> 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"> <li>1. 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.</li> <li>2. 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 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</li> </ol>	Prior to grading permit	Planning Department	

<b>ATTACHMENT E – EXHIBIT 1</b>			
<b>GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL</b>			
<b>Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)</b>			
<b>Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023</b>			
<b><u>City Council Approval Date (Tentative):</u></b> February 10, 2016		<b><u>Plot Plan Expiration Date:</u></b> February 10, 2019	
<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>	

	purchase of mitigation credits at an agency-approved off-site mitigation bank.			
26.	<p><b>4.4.6.2B</b> 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"> <li>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).</li> <li>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. 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.</li> <li>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</li> </ol>	Prior to any permit or approval removing or encroaching upon oak trees	Planning Department	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	<p>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>			
27.	<p><b>4.4.6.4A</b> 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 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. 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</p>	<p>Three days or less prior to grading</p> <p>Prior to construction</p>	<p>Planning Department</p>	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

CDFW and the USFWS. The exclusion zones shall remain in force until all young have fledged.

**Cultural Resources**

28.	<p><b>4.5.6.1A</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 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 Monitoring Agreement required by Mitigation Measure 4.5.6.1B.</p> <p>This mitigation measure shall be incorporated in all construction contract documentation.</p>	<p>During grading and/or ground disturbing activities</p> <p>Prior to issuance of grading permit.</p>	<p>Planning and Engineering Depts.</p>	
29.	<p><b>4.5.6.1B</b> 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</p>	<p>30 days prior to issuance of grading permit</p>	<p>Planning and Engineering Depts.</p>	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	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.	<b>4.5.6.1C</b> 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 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.	If a dispute arises over the agreement of significance of discovered archaeological resources during construction.	Planning and Engineering Depts.	
31.	<b>4.5.6.1D</b> 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 <b>Mitigation Measure 4.5.6.1B</b> , that are collected during the grading monitoring program and from any previous archeological studies or	Prior to issuance of Certificate of Occupancy	Planning and Engineering Depts.	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	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.			
32.	<b>4.5.6.1E</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 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.	
33.	<b>4.5.6.1F</b> 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.	
34.	<b>4.5.6.2A</b> 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	Prior to issuance of grading permit	Planning and Engineering Depts.	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	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.			
35.	<b>4.5.6.2B</b> 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 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.	Prior to issuance of grading permit	Planning and Engineering Depts.	
36.	<b>4.5.6.2C</b> 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.	
37.	<b>4.5.6.2D</b> 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	Prior to issuance of Certificate of Occupancy	Planning and Engineering Depts.	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.			
38.	<b>4.5.6.2E</b> 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.	
<b>Hydrology and Water Quality</b>				
39.	<b>4.9.6.1A</b> 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 may include (but shall not be limited to) the following: <ul style="list-style-type: none"> <li>Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary</li> </ul>	Prior to issuance of grading permit	City Engineer and Building Official	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	<p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• All loose soil, silt, clay, sand, debris, and other earthen material shall be controlled to eliminate discharge from the site. Temporary 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.</li> <li>• The SWPPP shall include inspection forms for routine monitoring of the site during the construction phase.</li> <li>• Additional required BMPs and erosion control measures shall be documented in the SWPPP.</li> </ul> <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>	<p>During construction</p>		
40.	<p><b>4.9.6.2A</b> 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</p>	<p>Prior to issuance of grading permits</p>	<p>Public Works and Planning Departs.</p>	

<b>ATTACHMENT E – EXHIBIT 1</b>			
<b>GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL</b>			
<b>Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)</b>			
<b>Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023</b>			
<b><u>City Council Approval Date (Tentative):</u></b> February 10, 2016		<b><u>Plot Plan Expiration Date:</u></b> February 10, 2019	
<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>

<p>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>			
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<b>Noise</b>			
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41.	<p><b>4.12.6.1A</b> A noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan 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"> <li>- 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</li> <li>- The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.</li> <li>- During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place</li> </ul>	Prior to issuance of grading permits	Public Works Department	
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**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	<p>all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site</p> <ul style="list-style-type: none"> <li>- 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 project site during all project construction.</li> <li>- The construction contractor 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.</li> </ul>			
42.	<p><b>4.12.6.1B</b> 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>	
43.	<p><b>4.12.6.1C</b> 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</p>	<p>Prior to issuance of grading permit.</p>	<p>City Engineer or Designee</p>	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	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.			
44.	<p><b>4.12.6.2A</b> 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"> <li>- <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.</li> <li>- <i>Doors:</i> All exterior doors shall be well weather-stripped solid core assemblies at least 1.25 inches thick.</li> <li>- <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.</li> <li>- <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.</li> </ul>	Prior to issuance of building permits	City Building Official	
<b>Transportation and Traffic</b>				
45.	<b>4.16.6.1A Salida del Sol / Yamas Drive / Clinton Keith Road:</b> Install a traffic signal with protected left-turn phasing on the eastbound and	Prior to issuance of the first Certificate	City Engineer or	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	<p>westbound approaches of Clinton Keith Road and construct the intersection with the following geometrics:</p> <ul style="list-style-type: none"> <li>• Northbound Approach: One left-turn lane, one shared through/right-turn lane.</li> <li>• Southbound Approach: One left-turn lane, one shared through/right-turn lane.</li> <li>• Eastbound Approach: One left-turn lane, one shared through/right-turn lane.</li> <li>• Westbound Approach: One left-turn lane, one shared through/right-turn lane.</li> </ul> <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>	of Occupancy	Designee	
46.	<p><b>4.16.6.1B</b> 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 by in-lieu fee credit derived by the applicant's installation of the improvement identified in <b>Mitigation Measure 4.16.6.1A</b>.</p>	Prior to issuance of building permits	City Engineer of Designee	
47.	<p><b>4.16.6.2A</b> 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.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan.</p>	Prior to issuance of grading permits	City Engineer or Designee	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
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**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	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.			
48.	<p><b>4.16.6.3A</b> 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"> <li>• George Avenue/Clinton Keith Road: <ul style="list-style-type: none"> <li>○ Restripe the eastbound right-turn lane as a shared through/right-turn lane (TUMF/DIF); and</li> <li>○ Construct a westbound shared through/right-turn lane (DIF).</li> </ul> </li> <li>• Inland Valley Drive/Clinton Keith Road: <ul style="list-style-type: none"> <li>○ Construct an eastbound through lane (TUMF); and</li> <li>○ Construct a westbound through lane (TUMF).</li> </ul> </li> <li>• <i>As required by the City's Public Works Director:</i> <ul style="list-style-type: none"> <li>○ Provide traffic signal interconnection.</li> </ul> </li> </ul>	Prior to issuance of first occupancy permit	City Public Works Director or Designee	
49.	<p><b>4.16.6.4A</b> 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	

<b>ATTACHMENT E – EXHIBIT 1</b>			
<b>GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL</b>			
<b>Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)</b>			
<b>Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023</b>			
<b><u>City Council Approval Date (Tentative):</u></b> February 10, 2016		<b><u>Plot Plan Expiration Date:</u></b> February 10, 2019	
<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>	

<b><u>Prior to the Issuance of Grading Permits</u></b>			
50.	<p>Prior to the issuance of a grading permit, the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning Department 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, and EVMWD's Water Efficient Landscape Standards as adopted by the City Council on November 12, 2015. The landscape plans shall further include the following items:</p> <ul style="list-style-type: none"> <li>a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.</li> <li>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.</li> <li>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</li> </ul>	Prior to Issuance of Grading Permits	Planning Department

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

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**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

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 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.

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

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February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	<p>j) No plant materials that could freeze, damage paving, or have thorns are allowed.</p> <p>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.</p> <p>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.</p> <p>m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.</p> <p>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.</p>			
51.	<p>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</p>	<p>Prior to Issuance of a Grading Permit</p>	<p>Planning &amp; Engineering Depts.</p>	

<b>ATTACHMENT E – EXHIBIT 1</b>			
<b>GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL</b>			
<b>Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)</b>			
<b>Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023</b>			
<b><u>City Council Approval Date (Tentative):</u></b> February 10, 2016		<b><u>Plot Plan Expiration Date:</u></b> February 10, 2019	
<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>

	environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.			
52.	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.	
53.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
54.	The grading plan shall include the following information in the Notes Section of the Grading Plan:	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

**Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023**

**City Council Approval Date (Tentative):  
February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

"If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director.

**Prior to Issuance of Building Permits**

55. Prior to the issuance of the 1st building permit on the project site, the Applicant shall prepare a comprehensive sign program for the entire Grove Park development project. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code, and approved by the Planning Department.

Prior to Issuance of Building Permits

Planning Department

56. Prior to the issuance of a building permit, the Applicant shall comply with Building Dept. requirements in obtaining all necessary permits as part of the plan check review process.

Prior to Issuance of Building Permits

Planning Department

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

**Project No.: Plot Plan No. 14-0069 (Planning Application No. 14-0069)**

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**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

57.	Prior to the issuance of the building permits, the applicant shall pay all applicable and current Development Impact Fees and City Mitigation Fees as determined by the Building and Engineering departments, including but not limited to, TUMF, MSHCP and K-Rat fees, etc.	Prior to Issuance of Building Permits	Planning & Building Departments	
<b><u>Prior to Issuance of a Certificate of Occupancy</u></b>				
58.	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.	
59.	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.	
60.	Prior to the issuance of occupancy permits, the following conditions shall be satisfied: <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</li> </ul>	Prior to the Issuance of Occupancy Permits	Planning Dept.	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

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**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	<p>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 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>			
61.	<p>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.</p>	<p align="center">Prior to the Issuance of Occupancy Permits</p>	<p align="center">Planning Dept.</p>	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

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February 10, 2016**

**Plot Plan Expiration Date:  
February 10, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

62.	Prior to the Issuance of an Occupancy Permit, all Planning Department conditions listed herein for Plot Plan No. 14-0069 shall be completed to the satisfaction of the Planning Department.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
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**PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS**

**General Requirements/Conditions**

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

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GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

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**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.			
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.	
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.	

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**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
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11.	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.	
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.	
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	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	On-Going	Engineering Dept. Planning Dept.	

**ATTACHMENT E – EXHIBIT 1  
GROVE PARK MIXED USE PROJECT – CONDITIONS OF APPROVAL**

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**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

	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.			
18.	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.	
19.	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.	
20.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
21.	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.	
22.	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.	
23.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the	On-Going	Engineering Dept.	

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Implementation**

**Enforcement/  
Monitoring**

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City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCDD review the developer shall pay the appropriate fees to RCFCDD.

**Prior to the Issuance of Grading Permits**

24.	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.	
25.	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.	
26.	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.	
27.	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.	
28.	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.	

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29.	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.	
30.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego 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 WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the following hydromodification criteria for the project site: "The runoff flow rate, volume, velocity, and duration for the post development condition of the Priority Development Project do not exceed the pre-development (i.e. naturally occurring) condition for the 2 year, 24 hour and 10 year, 24 hour rainfall events. This condition must be substantiated by hydrologic modeling acceptable to City of Wildomar."	Prior to Issuance of a Grading Permit	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.	

<b>ATTACHMENT E – EXHIBIT 1</b>			
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32.	A Grading Agreement shall be approved by the City Council and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	<p>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, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. The criteria applies to projects that have drainage areas less than 200 to 500 acres as discussed in the RCFC &amp; WCD Hydrology Manual. 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> </ol>	Prior to Issuance of a Grading Permit	Engineering Dept.	

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Implementation**

**Enforcement/  
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	<p>d. The project will assess and document the 100 year 1 hour, 3, hour, 6 hour and 24 hour Calibrated Unit Hydrograph peak flow rates</p> <p>e. The project shall use the calibrated Unit Hydrograph with the highest peak flow rate for the detention basin drainage area and perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate. (i.e. If the 100 year, 3 hour Unit Hydrograph results in the highest peak flow rate when compared with 100 year, 1 hour, 6 hour, and 24 hour, the basin routing shall only be performed for the 100 year, 3 hour storm event.)</p>			
34.	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.	
<b><u>Prior to Issuance of Building Permits</u></b>				
35.	Comply with the Conditions of Approval for Tentative Parcel Map 36673.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
36.	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.	
37.	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.	
38.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
39.	The developer shall provide approval letter from Fire Department for fire water service.	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	

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40.	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.	
41.	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.	
42.	The developer shall annex into the CFD Services District to offset development related costs for maintenance and services.	Prior to Issuance of a Building Permit	Engineering Dept.	
43.	The developer/applicant shall demonstrate that all development related fees, impact fees, and mitigation fees have been satisfactorily paid.	Prior to Issuance of a Building Permit	Building Dept.	
44.	The developer shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District and provide the City receipt of payment.	Prior to Issuance of a Building Permit	Building Dept.	
45.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
46.	The developer shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.	Prior to Issuance of a Building Permit		

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47.	The developer shall design and construct a Trail Head Public Park on Lot 1 in accordance with the City's Park Master Plan to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy Permits		
48.	The developer shall design and construct a Regional Multi-use Trail across Lot 2 to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy Permits		

**RIVERSIDE COUNTY FIRE DEPARTMENT**

**General Conditions**

1.	These conditions are for shell buildings only; commercial shell buildings will receive a shell final only. No fire and life safety clearance will be issued for a tenant space until the specific occupancy classification has been established and tenant improvement plans have been reviewed and conditioned by the Riverside County Fire Department.	On-Going	Fire Department	
2.	This building has not been reviewed or approved for high pile/rack storage. Prior to such use, building(s) shall be approved for high-piled storage (materials in closely packed piles or on pallets, or in racks where the top of storage exceeds 12 feet in height, 6 feet for Group A plastics and certain other hazardous commodities) or aerosols products. High-piled and aerosol stock shall be approved by the Fire Department prior to materials being stored on site. A licensed Fire Protection Engineer or a Fire Department approved consultant must prepare plans for high-piled storage or aerosol storage in accordance with the 2013 CFC and NFPA 13, 2013 Edition. Current plan check deposit based fee is \$348.00.	On-Going	Fire Department	

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3.	Provide or show there exists a water system capable of delivering the required fire flow based on the California Fire Code and Riverside County Fire Department standards. The approved water supply must be available before any combustible material is placed on the construction site.	On-Going	Fire Department	
4.	Approved accessible on-site fire hydrants shall be within 400 feet of all portions of the buildings and located according to the California Fire Code and Riverside County Fire Department standards.	On-Going	Fire Department	
5.	All portions of the buildings or of an exterior wall of the first story of all buildings shall be within 150 feet from fire apparatus as measured by an approved route around the complex, exterior of the facility or building.	On-Going	Fire Department	
6.	Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.	Prior to building plan approval	Fire Department	
7.	Prior to issuance of building permits, the fire protection water system must be provided as approved by the Fire Department and the local water authority.	Prior to issuance of building permits	Fire Department	
8.	Blue dot reflective pavement markers shall be installed on private and public streets and driveways to indicate location of the fire hydrant, and shall be in accordance with Riverside County Fire Department Standard 06-11.	On-Going	Fire Department	

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9.	Fire Apparatus access road(s) shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Access lanes shall be designed to withstand the weight of 75,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.	On-Going	Fire Department	
10.	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus	On-Going	Fire Department	
11.	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	On-Going	Fire Department	
12.	An approved Fire Department access key lock box (Minimum Knox Box 3200 series model) shall be installed next to the approved Fire Department access door to the building. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring. Required order forms and installation standards may be obtained at the Fire Department.	On-Going	Fire Department	
13.	Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	

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14.	Install a complete commercial fire sprinkler system (per NFPA 13 or 13R, 2013 Edition). Fire sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project Structural Engineer to certify with a "wet signature", that the structural system is designed to support the seismic and gravity loads to support the additional weight of the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The PIV and FCD shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building(s). Sprinkler riser room must have exterior and/or interior door signs. A licensed C-16 contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
15.	Install an alarm monitoring system for fire sprinkler system(s) with 20 or more heads. A licensed C-10 contractor must submit plans along with the current permit fees to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
16.	Install portable fire extinguishers, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 ft. above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed.	On-Going	Fire Department	
17.	Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2013 California Building Code.	On-Going	Fire Department	

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18.	Electrical room doors, FACP, fire sprinkler riser, and roof access if applicable shall be labeled as per use.	On-Going	Fire Department	
19.	Access shall be provided to all mechanical equipment located on the roof as per 2013 California Mechanical Code.	On-Going	Fire Department	
20.	Gate(s) shall be automatic or manually operated. Install Knox key operated switches, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval.	On-Going	Fire Department	

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

**General Conditions**

1.	The water connection shall be to an existing 16" PVC water line On Clinton Keith Road (PZ 1650).	On-Going	EVMWD	
2.	The developer will be responsible to install a 12" water line fronting the property on Yamas Drive.	On-Going	EVMWD	
3.	The developer will be responsible to install a 10" to 12" gravity sewer along Yamas Drive from the middle property line on Yamas Drive to Prielipp Drive. The northern areas of this development (commercial and medical) will be able to connect to an existing 18" sewer on Clinton Keith Road.	On-Going	EVMWD	
4.	Applicant will be required to follow the Districts Plan Check procedures.	On-Going	EVMWD	
5.	The Developer will be required to adhere to the Districts Development process, and pay all applicable fees.	On-Going	EVMWD	

END