

ATTACHMENT E

Resolution No. 2016-_____

CUP / Plot Plan 14-0040

RESOLUTION NO. 2016-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 14-0040 TO DEVELOP AN 86-UNIT SENIOR ASSISTED LIVING FACILITY ON APPROXIMATELY 7.73± NET ACRES LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD, AND APPROVING PLOT PLAN NO. 14-0040 TO DEVELOP A 138-UNIT TOWNHOUSE/CONDOMINIUM PROJECT ON APPROXIMATELY 10.68± NET ACRES LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND BUNNY TRAIL (APN: 380-250-023)

WHEREAS, the Planning Department has received an application for Conditional Use Permit and Plot Plan (PA No. 14-0040) to develop an 86-unit Senior Assisted Living Facility and a 138-unit townhouse project on a 18.41 net acre site from:

Applicant/Owner: Strata Keith, LLC (Eric Flodine, Project Manager)
Project Location: NWC of Elizabeth Lane and Prielipp Road
APN: 380-250-023
Project Area: 18.41± net acres

WHEREAS, the City Council of the City of Wildomar, California, has the authority to review the proposed CUP and Plot for the Horizon Mixed-Use Development Project in accordance with Chapter 17.200 and 17.216 of Wildomar Municipal Code; and

WHEREAS, the proposed Horizon 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 Horizon 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 January 26, 2015 provided a Notice of Preparation (NOP) for the Horizons Mixed-Use Development project EIR and released the NOP for the required 30-day public review/comment period which began on January 26, 2015 and concluded on February 24, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, the City conducted a public scoping meeting concerning the proposed project and Draft EIR on February 9, 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 August 27, 2015 notifying the State of the availability of the Horizons 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 August 27, 2015, the Planning Department published Notice of Availability (NOA) with the Riverside County Clerk and 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 Horizons Draft EIR (SCH# 2015011021), and

WHEREAS, the Draft EIR for the Horizons 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 August 27, 2015 and concluding on October 12, 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 three (3) public comments on the Horizons Mixed-Use Development project Draft EIR; and

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

WHEREAS, in accordance with Sections 17.200.050 and 17.216.050 of the Wildomar Municipal Code, the City of Wildomar Planning Department on January 27, 2016 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 Conditional Use Permit and Plot Plan No. 14-0040 would be considered by the City Council; and

WHEREAS, in accordance with Sections 17.200.050 and 17.216.050 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on January 29, 2016 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 Conditional Use Permit and Plot Plan No. 14-0040 would be considered by the City Council; and

WHEREAS, in accordance with Sections 17.200.050 and 17.216.050 of the Wildomar Municipal Code, the City Council on February 10, 2016 held said public hearing at which time the City Council received public testimony from interested persons

in support of, or opposition to, the proposed Conditional Use Permit and Plot Plan No. 14-0040.

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

SECTION 1. CEQA.

The approval of Conditional Use Permit and Plot Plan No. 14-0040 is in compliance with requirements of the California Environmental Quality Act ("CEQA"), in that on February 10, 2016, at a duly noticed public hearing, the City Council certified the Environmental Impact Report for the Horizons Mixed-Use Development project reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed 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 Road, Suite #201, Wildomar, CA 92595.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS.

In accordance with Chapter 17.200 of the Wildomar Municipal Code (Title 17), the City Council, upon recommendation from the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, finds and determines as follows:

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

Evidence: The proposed 86-unit Senior Assisted Living Facility is consistent with the General Plan land use designation of CR which is intended to encourage the establishment and operation of community serving commercial, service, and office type businesses. The proposed Senior Assisted Living Facility will provide a much needed service to Wildomar residents and meets the intent of the General Plan. Further, the C-1/C-P (General Commercial) zone allows this use subject to the approval of a conditional use permit as required in Chapter 17.72.010.C of the Wildomar Municipal Code.

The proposed CUP is consistent with the purpose and intent of the C-1/C-P zone in that commercial uses that provide jobs and services to the Wildomar community

is encouraged. Given its close proximity to the Inland Valley Medical Center (IVMC), the Senior Assisted Living facility is highly compatible with the IVMC. Also, given its proximity to Townhouse development on the same property and recently approved residential projects, future employees of the Horizons Senior Assisted Living facility will have an opportunity to buy or rent in an area that will allow them to walk to work. The proposed Horizons Senior Assisted Living facility has also been reviewed to ensure all development standards outlined in the C-1/C-P zone have been met. Upon a detailed review of the development plans, all development standards outlined in Chapter 17.72.030 have been met and/or exceeded. Further, based on the design and layout of the project, access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. Considering these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

In addition, the proposed use also is consistent with the following General Plan policies:

- LU 4.1 The Senior Assisted Living Facility / Skilled Nursing Facility 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 Senior Assisted Living Facility / Skilled Nursing Facility project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed Senior Assisted Living Facility / Skilled Nursing Facility project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.10 The proposed Senior Assisted Living Facility / Skilled Nursing Facility project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU 23.1 The proposed Senior Assisted Living Facility / Skilled Nursing Facility project is properly located and designated for commercial development in accordance with the General Plan.
- LU 23.8 The proposed Senior Assisted Living Facility / Skilled Nursing Facility project is part of a mixed use development in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.

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

Evidence: The proposed project has been designed to meet all of the development standards of the C-1/C-P zone which is intended in part to protect the public health, safety, and general welfare. All access points for the Senior Assisted Living facility will occur from Elizabeth Lane and Prielipp Road and both roads have been designed to meet minimum design standards to ensure safe vehicular and pedestrian access and circulation. The proposed use and site also has been designed to meet and exceed minimum development standards of Chapter 17.72 (C-1/C-P), Chapter 17.188 (Off Street Vehicle Parking/Landscape Standards), Chapter 17.200 (CUP's) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code that further ensures the protection of the public health, safety, and general welfare. As a result, the proposed Senior Assisted Living Facility project meets this finding.

SECTION 4. PLOT PLAN FINDINGS:

In accordance with Chapter 17.216 of the Wildomar Municipal Code (Title 17), the City Council, upon recommendation of the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, finds and determines as follows:

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

Evidence: The proposed Horizons 138-unit townhouse project is consistent with the General Plan in that the proposed land use designation for the site is High Density Residential (HDR) which allows for single family attached townhouses with a density range of 8 - 14 units/acre. The proposed Horizon townhouse project has a density of 11.8 units/acre which falls within the allowable HDR density range. The proposed Horizons 138-unit townhouse project is also consistent with the Zoning Ordinance as the R-3 zone allows for single family attached townhouses subject to approval of a plot plan as required in Chapter 17.44 of the Wildomar Municipal Code. The proposed project has also been reviewed to ensure all development standards required in the R-3 zone have been met. Upon a detailed review of the development plans, all development standards outlined in Chapter 17.44.020 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 townhouse 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 townhouse project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
 - LU 22.1 The proposed townhouse project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
 - LU 22.4 The proposed townhouse 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 townhouse project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
 - H-1.1 The proposed townhouse 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 townhouse 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. While the current R-R zoning designation exists on the subject site, this designation is inconsistent with the current BP land use designation, which only allows business park and industrial uses. However, the project site, upon approval of the general plan amendment to HDR and change of zone to R-3, would accommodate single family attached townhouses as proposed. Further, the project has been designed in a manner that creates a compatible land use with adjacent properties. As a result, the proposed Horizon Townhouse development 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 townhouse 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 Elizabeth Lane and Bunny Trail in accordance with Public Works and Fire Department standards. Both Elizabeth Lane and Bunny Trail 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 Horizon Townhouse development 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 tract map (TTM 36672) to subdivide the property to accommodate the projected townhouse project. The tentative tract map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Horizon Mixed-Use Development project meets this finding.

SECTION 5. CITY COUNCIL ACTION:

The City Council, upon recommendation from the Planning Commission, hereby adopts this Resolution approving Conditional Use Permit No. 14-0040 and Plot Plan No. 14-0040, subject to conditions as illustrated herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 10th day of February, 2016.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Thomas D. Jex
City Attorney

Debbie A. Lee, CMC
City Clerk

ATTACHMENT E – EXHIBIT 1			
HORIZON MIXED-USE DEVELOPMENTS DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL			
Project No.: CUP / PLOT PLAN No. 14-0040 (Planning Application No. 14-0040)			
Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023			
<u>City Council Approval Date (Tentative):</u> February 10, 2016		<u>City Council Approval Date (Tentative):</u> February 10, 2019	
<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring Dept.</u>	<u>Verification (Date & Signature)</u>

PLANNING DEPARTMENT CONDITIONS			
<u>General / Standard Conditions</u>			
1.	In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within five (5) working days of project approval by the City Council. The notice shall include the required California Department of Fish and 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 \$3,120.00 . 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 February 10, 2016 and is broken down as follows: <ul style="list-style-type: none"> a. California Department of Fish and Wildlife = \$3,070.00 b. Riverside County Clerk Administrative Fee = \$50.00 	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;"> Applicant Signature Date </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,	Ongoing	Planning Department

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<p>departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant’s defense and the City shall have the right to approve separate legal counsel providing the City’s defense. The Applicant shall reimburse City for any attorneys’ fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys’ fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being</p>			
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	filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	Approval of <u>Plot Plan No. 14-0040</u> (Residential Townhome site) 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.	Approval of <u>Conditional Use Permit No. 14-0040</u> (Senior Assisted Living Facility Site) 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	

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6.	<p><i>Plot Plan No. 14-0040 and CUP No. 14-0040</i> shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 14-0040 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone. Tentative effective date is April 9, 2016.</p>	April 9, 2016	Planning Department	
7.	<p>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.</p>	May 10, 2016	Planning Department	
8.	<p>Within 60 days of approval of the Horizon Mixed-Use Development's Development Project (Planning Application No. 14-0040) 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.</p>	April 10, 2016	Planning Department	
9.	<p>If the <u>Senior Assisted Living Facility (CUP No. 14-0040)</u> and <u>Residential Townhomes (Plot Plan No. 14-0040)</u> are not constructed at the same time, the remaining vacant lot shall be landscaped with a drought tolerant hydro seed mix that is native to the Wildomar region. This area shall be allowed to have above ground/temporary irrigation to water the landscaping. The purpose of this condition is to manage dust control issues. The Applicant shall submit a "landscape plan" for Planning Department review and approval prior to installation. Said landscaping and irrigation shall be</p>	On-Going	Planning Department	

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	fully functional and operational prior to the issuance of a final certificate of occupancy for either site, and be required to be maintained for the as long as the either site is vacant.			
10.	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	
11.	The project shall be developed in accordance with the approved tentative tract map, conditional use permit and 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 Sections 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	
12.	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.	
13.	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.	
14.	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	On-Going	Planning Dept.	

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<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring Dept.</u>	<u>Verification (Date & Signature)</u>
	developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (Horizon Mixed-Use Developmental 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.		
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 Plot Plan No. 14-0040).	On-Going	Planning & Building Departments
<u>CEQA / Environmental Impact Report (EIR) Mitigation Measures:</u>			
<u>Air Quality Resources</u>			
19.	MM 3.2.1a Only "zero-volatile organic compounds" paints (no more than 150 grams per liter of VOC) and/or high pressure low volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.	During construction	City of Wildomar Engineering and Planning Departments

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HORIZON MIXED-USE DEVELOPMENTS DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL

Project No.: CUP / PLOT PLAN No. 14-0040 (Planning Application No. 14-0040)

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

City Council Approval Date (Tentative):

February 10, 2016

City Council Approval Date (Tentative):

February 10, 2019

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification
(Date &
Signature)**

20.	MM 3.2.1b All rubber-tired dozers and scrapers during the grading phase of construction shall be California Air Resources Board (CARB) Tier 2 Certified or better.	During the grading phase of construction	City of Wildomar Engineering and Planning Departments	
Biological Resources				
21.	MM 3.3.1a Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the project site, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted within 30 days prior to disturbance. Take of active nests will be avoided. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 500 feet (150 meters) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
22.	MM 3.3.1b If burrowing owls are found to be present on-site, the project applicant shall develop a conservation strategy in cooperation with the CDFW, the USFWS, and the Regional Conservation Authority in accordance with the CDFW's (2012) <i>Staff Report on Burrowing Owl Mitigation</i> .	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	
23.	MM 3.3.1c Preconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 3 days prior to construction initiation. Preconstruction surveys must be performed by a qualified biologist for the purpose of determining the presence/absence of active nest sites within the proposed impact area and a 200-foot setback. If no active nests are found, no further	Prior to construction	City of Wildomar Planning and Public Works Department	

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	<p>mitigation is required. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed.</p> <p>If active nest sites are identified within 200 feet of project activities, the City shall impose an exclusionary setback for all active nest sites prior to commencement of any project-related activities to avoid maintenance- or access-related disturbances to nesting migratory birds. A setback constitutes an area where project-related activities (i.e., vegetation removal and earth moving) shall not occur, and shall be imposed within 100 feet of any active nest sites until the nest is deemed inactive by a qualified biologist. Activities permitted within the setback and the size (i.e., 100 feet) of setbacks may be adjusted through consultation with the CDFW.</p>			
24.	<p>MM 3.3.2 Prior to the issuance of any grading permits, the project applicant shall obtain a Clean Water Act Section 404 permit from the US Army Corps of Engineers, a Clean Water Act Section 401 permit from the Regional Water Quality Control Board, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife for impacts to jurisdictional features. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ol style="list-style-type: none"> 1. Off-site replacement and/or restoration of USACE/RWQCB jurisdictional waters of the United States/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 	Prior to project vegetation removal or ground-disturbing activities	City of Wildomar Planning and Public Works Departments	

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	<p>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.</p> <p>2. Off-site replacement and/or replacement 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 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.</p> <p>Purchase of mitigation credits through an agency-approved mitigation bank or in-lieu fee program shall occur prior to any impacts to jurisdictional drainages. Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat pursuant to a Habitat Mitigation and Monitoring Plan. The plan shall be prepared prior to any impacts to jurisdictional features and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the impacted habitat.</p>			
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Cultural Resources			
25.	<p>MM 3.5.1 An archaeological monitor must be present during any earth-moving activities proposed within the subject property. The monitor shall work under the direct supervision of a cultural resources professional who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology. The monitor shall be empowered to temporarily halt or redirect construction work in the vicinity of any find until the project archaeologist can evaluate it. In the event of a new find, salvage excavation and reporting is required.</p>	Prior to ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments
26.	<p>MM 3.5.2a If during grading or construction activities cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist (retained by the applicant), the Pechanga Tribe, and the Soboba Band. Any unanticipated cultural 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, the Tribe, and/or the Band determines the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4, Public Resources Code Section 21083.2, and the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure MM 3.5.2b.</p>	Prior to ground-disturbing construction activities	City of Wildomar Building and Planning Departments

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27.	<p>MM 3.5.2b At least 30 days prior to the issuance of a grading permit, the project applicant shall contact both the Pechanga Tribe and the Soboba Band to notify them of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar, the Tribe, and the Band to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal/Band monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.</p>	Prior to the issuance of a grading permit	City of Wildomar Engineering and Planning Departments	
28.	<p>MM 3.5.3a The project applicant shall retain a qualified paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required and the paleontologist shall submit a memo to the City confirming findings of low potential.</p> <p>Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. The qualified paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely</p>	Prior to and during ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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	impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, the qualified paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.			
29.	MM 3.5.3b A qualified paleontologist or paleontological monitor (retained by the applicant) shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formational sediments, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.	During ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
30.	MM 3.5.3c Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation. Screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.	During ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

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31.	<p>MM 3.5.3d Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.</p>	<p>Agreement prior to ground-disturbing construction activities and curation prior to occupancy</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
32.	<p>MM 3.5.3e 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.</p>	<p>Following ground-disturbing activities, and prior to occupancy</p>	<p>City of Wildomar Engineering and Planning Departments</p>	
33.	<p>MM 3.5.4a If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the NAHC shall identify the most likely descendant within 24 hours of receiving notification from the coroner. The most</p>	<p>During ground-disturbing construction activities</p>	<p>City of Wildomar Engineering and Planning Departments</p>	

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	likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.			
34.	MM 3.5.4b All cultural materials, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure MM 3.5.2b, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility or the Soboba Band, whichever is appropriate, which meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 for federal repositories.	During ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
35.	MM 3.5.4c All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with both the Pechanga Tribe and the Soboba Band. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.	During ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Geology and Soils				
36.	MM 3.6.2 The project applicant shall incorporate the recommendations of the preliminary geotechnical and fault rupture hazard investigation conducted by Geocon (2014; Appendix 3.6) into	Prior to construction activities	City of Wildomar Building and Planning Departments	

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	<p>project plans. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.</p>			
37.	<p>MM 3.6.4 At a minimum, all existing artificial fill, alluvium, and colluvium shall be excavated and properly compacted for foundation and slab support. Where Pauba sandstone is present at the ground surface, excavation on the order of 1 foot is anticipated. Where undocumented fill, alluvium, and colluvium are present, removals of up to approximately 12 feet should be anticipated. It is anticipated that deeper excavation of up to 12 feet will be required along the sides of the drainage channels. In addition, the fault trenches excavated as a part of the site investigation were loosely backfilled without testing and observation and will require re-excavation and compaction. See the geologic map (Geocon 2014; Appendix 3.6) for locations of the fault trenches and the trench logs in the study's Appendix C for trench depths (Appendix 3.6). Deeper excavations shall be conducted as necessary to completely remove all existing undocumented fill and unsuitable alluvium and colluvium. The anticipated depths of remedial grading are indicated adjacent to trenches, borings, and test pits located on the geologic map, Figure 2 of the geotechnical study (Geocon 2014).</p>	During construction	City of Wildomar City Public Works and Building Departments	

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38.	<p>MM 3.6.6a To prevent foundation damage associated with potentially expansive soils, the applicant shall ensure that concrete slabs shall be designed to minimize cracking as a result of shrinkage and joints (isolation, contraction, and construction) and be placed in accordance with the American Concrete Institute guidelines. Additionally, special precautions should be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking, or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with American Concrete Institute recommendations and procedures. Slab-on-grade reinforcement and thickness shall be provided by the structural engineer based on final expansion testing at completion of grading.</p>	After site grading and during construction	City of Wildomar Engineering and Planning Departments	
39.	<p>MM 3.6.6b All exterior concrete slabs cast on finish subgrade (patios, sidewalks, etc., with the exception of portland cement concrete pavement) shall be a minimum of 4 inches nominal in thickness. Reinforcement in the slabs and the use of a compacted sand or gravel base beneath the slabs shall be according to the current local standards. Subgrade soils shall be moisture conditioned to at least optimum moisture content to a depth of 12 inches immediately before placing the concrete.</p>	During construction	City of Wildomar Engineering and Planning Departments	

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Hazards and Hazardous Materials			
40.	MM 3.7.2 The project applicant shall remove the trash and debris observed on-site and take it to a landfill or approved dumpsite	Prior to construction activities	City of Wildomar Building and Planning Departments
Hydrology and Water Quality			
41.	MM 3.8.1 Prior to the approval of the grading permit for future development on the project site, the project applicant shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The SWPPP shall be submitted to the California State Water Resources Control Board and to the City of Wildomar for review. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant will be required to submit, and obtain City approval of, a water quality management plan prior to the issuance of any building or grading permit for future development on the project site in order to comply with the Area-wide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the water quality management plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated	Prior to the issuance of a grading permit	City of Wildomar Engineering Department

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	swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin or an infiltration device. The project will be responsible for maintenance of the basins.			
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Noise				
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42.	<p>MM 3.9.1 The project applicant shall provide a “windows closed” condition, requiring a means of mechanical ventilation for all units facing Elizabeth Lane and Prielipp Road. To ensure that the City of Wildomar’s 45 dBA CNEL interior noise level is met, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum STC of 27. • Doors: All exterior doors shall be well weather-stripped solid core assemblies at least 1.75 inches thick. • Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least 0.5 inches thick. Ceilings shall be well fitted, well sealed gypsum board of at least 0.5 inches thick. Insulation with at least a rating of R-19 shall be used in the attic space. • Ventilation: 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 satisfies the requirements of the Uniform Mechanical Code. 	Prior to a certificate of occupancy (as part of building permit requirements)	City of Wildomar Planning and Building Departments	
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Traffic and Circulation			
43.	<p>MM 3.11.2 The project applicant shall be required to construct or pay its fair share of the following traffic improvements:</p> <p><u>Salida Del Sol/Yamas Drive/Clinton Keith Road (#4)</u></p> <ul style="list-style-type: none"> • Install a traffic signal • Construct a northbound left turn lane • Construct a northbound shared through-right turn lane • Construct a southbound left turn lane <p><u>Elizabeth Lane/Clinton Keith Road (#6)</u></p> <ul style="list-style-type: none"> • Install a traffic signal • Construct a northbound left turn lane • Restripe the southbound approach to provide one left turn lane and one shared through-right turn lane 	Prior to and during construction	City of Wildomar Public Works and Planning Departments
44.	<p>MM 3.11.4 The project applicant shall prepare and implement a traffic management plan (TMP) to minimize inconveniences during construction. Included among the provisions, the contractor shall coordinate with the City of Wildomar, Riverside County, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. The TMP shall also limit construction activity to the extent feasible, and limit all soil export activities to occur outside of the typical weekday morning (7:00 AM to 9:00 AM) and weekday evening (4:00 PM to 6:00 PM) peak commute hours. The TMP shall include contact information for the</p>	Prior to and during construction	City of Wildomar Public Works and Planning Departments

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	general public who may have questions concerning the project and access to their property. Two-way traffic through the construction zone shall be maintained throughout the construction period.			
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<u>Prior to the Issuance of Grading Permits</u>				
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45.	<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 include the following:</p> <ul style="list-style-type: none"> a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger. b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans. c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished 	Prior to Issuance of Grading Permits	Planning Department	
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	<p>and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors).</p> <p>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.</p> <p>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.</p> <p>f) All plants within the detention basin shall be California native. The trees shall include <i>Quercus agrifolia</i> (coast live oak) and <i>Platanus racemosa</i> (sycamore). The shrubs shall be <i>Heteromeles arbutifolia</i> (toyon).</p> <p>g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect.</p> <p>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.</p> <p>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-</p>		
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Applicant: Eric Flodine, Strata Keith, LLC - APN: 380-250-023			
<u>City Council Approval Date (Tentative):</u> February 10, 2016		<u>City Council Approval Date (Tentative):</u> February 10, 2019	
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	<p>nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.</p> <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 (Horizon Mixed-Use Development 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>			
46.	<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</p>	<p>Prior to Issuance of a Grading Permit</p>	<p>Planning & Engineering Depts.</p>	

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	issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.			
47.	Prior to the issuance of a grading permit, the developer shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
48.	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	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

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	chick rearing is not taking place. This determination must be made by a qualified biologist."			
49.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "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 a Grading Permit	Planning & Engineering Depts.	
<u>Prior to Issuance of Building Permits</u>				
50.	The Applicant shall comply with all provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, etc. for the <u>Assisted Living Facility site</u> (CUP NO. 14-0040).	Prior to Issuance of Building Permits.	Planning & Building Departments	

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	This information shall be shown on the construction documents and verified by the Planning Department prior to the issuance of building permits for the Assisted Living Facility.			
51.	Prior to the issuance of the 1st building permit for either the <u>Senior Assisted Living Facility</u> or <u>Residential Townhomes</u> , the Applicant shall prepare a comprehensive sign program for the entire Horizon Mixed-Use Developments development project site, including the Senior Assisted Living Facility and Multi-Family Townhomes. 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	
52.	Prior to the issuance of the 100 th building permit for the <u>Residential Townhome project site</u> , the Applicant shall have constructed and completed all recreational/open space building, improvements, etc.	Prior to Issuance of Building Permits	Planning Department	
53.	Prior to the issuance of the 1 st building permit for building permits for the either the <u>Senior Assisted Living Facility</u> or <u>Residential Townhomes</u> , 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	
54.	Prior to the issuance of the 1 st building permit for the <u>Senior Assisted Living Facility</u> , the Applicant shall submit for review and approval by the Planning Department an exterior lighting/security lighting plan/photometric survey. Said lighting plan shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.	Prior to Issuance of Building Permits	Planning & Building Departments	

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55.	Prior to issuance of the 1 st building permit for the <u>Residential Townhomes</u> , the Applicant shall submit for Planning Director review and approval, final design of the proposed clubhouse building. The design theme for this structure shall match the Craftsman style architecture proposed for the residential units.	Prior to Issuance of Building Permits	Planning & Building Departments
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<u>Prior to Issuance of a Certificate of Occupancy</u>

56.	Prior to the issuance of the 1 st Certificate of Occupancy permit for the <u>Residential Townhome project site (Plot Plan No. 14-0040)</u> , the Applicant shall provide a Performance Securities, in the amount determined by the City Landscape Architect and Planning Director, to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of eighteen months (1-1/2 years) from the date of final clearance of the installed landscaping. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released eighteen months (1-1/2 years) after final clearance of the installed landscaping by the City. A deposit in the amount determined by the City Landscape Architect and Planning Director, to cover re-inspection of the landscaping at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release.	Prior to the Issuance of Occupancy Permits	Planning Dept.
57.	Prior to the issuance of the 1 st Certificate of Occupancy for the <u>Senior Assisted Living Facility project site (CUP No. 14-0040)</u> , the Applicant shall provide a Performance Securities, in the amount determined by the City Landscape Architect and Planning Director, to guarantee the adequate maintenance of the landscaping materials and irrigation	Prior to the Issuance of Occupancy Permits	Planning Dept.

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	system in accordance with the approved plans for a period of eighteen months (1-1/2 years) from the date of final clearance of the installed landscaping. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released eighteen months (1-1/2 years) after final clearance of the installed landscaping by the City. A deposit in the amount determined by the City Landscape Architect and Planning Director, to cover re-inspection of the landscaping at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release.			
58.	Prior to the issuance of the final Certificate of Occupancy for the <u>Residential Townhome project site (Plot Plan No. 14-0040)</u> , all required onsite landscape planting and irrigation improvements shall have been installed and fully operational consistent with the approved construction plans. 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 the final Certificate of Occupancy for the <u>Senior Assisted Living Facility project site (CUP No. 14-0040)</u> , all required onsite landscape planting and irrigation improvements shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	

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60.	Prior to the Issuance of the final Certificate of Occupancy for the <i>Residential Townhome project site (Plot Plan No. 14-0040)</i> and the <i>Senior Assisted Living Facility project site (CUP No. 14-0040)</i> , all Planning Department conditions listed herein shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	
61.	Prior to issuance of a final occupancy permit for the <i>Residential Townhome project site (Plot Plan No. 14-0040)</i> and the <i>Senior Assisted Living Facility project site (CUP No. 14-0040)</i> , all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written verification from County Fire that all applicable conditions have been met.	Prior to final Certificate of Occupancy	Planning Dept.	

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Requirements/Conditions

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

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

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8.	The developer / applicant shall provide all tenants / employees / homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website. .	On-Going	Engineering Dept.	
9.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
10.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
11.	The Developer shall be responsible for all costs associated with off-site 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.	

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14.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (Horizon Mixed-Use Developmental 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 (Horizon Mixed-Use Developmental to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
18.	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.	

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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 City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
<u>Prior to the Issuance of Grading Permits</u>				
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	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	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.			
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.	
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	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	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 modelling acceptable to City of Wildomar."			
31.	A Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
32.	A Grading Agreement shall be approved by the City Council and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts;	Prior to Issuance of a Grading Permit	Engineering Dept.	

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<p>definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, 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 & WCD Hydrology Manual. Specifically, the study will:</p> <ol style="list-style-type: none"> a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. 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. e. The project shall use the calibrated Unit Hydrograph with the highest peak flow rate for the detention basin drainage area and 			
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<u>City Council Approval Date (Tentative):</u> February 10, 2016		<u>City Council Approval Date (Tentative):</u> February 10, 2019	
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	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.)			
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.	
<u>Prior to Issuance of Building Permits</u>				
35.	Comply with the Conditions of Approval for Tentative Tract Map 36672.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
36.	Language shall be included in the CC&R's requiring residents to park in the garages.	Prior to Issuance of a Building Permit	Planning Dept. Engineering Dept.	
37.	Circulation streets within the project site shall be posted "No Parking". Parking shall be in designated parking areas and/or garages.	Prior to Issuance of a Building Permit	Planning Dept. Engineering Dept.	
38.	On-site Improvement Plans shall design and prohibit left turn movements in or out of the first driveway northerly of Prielipp Road.	Prior to Issuance of a Building Permit	Planning Dept. Engineering Dept.	
39.	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.	
40.	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.	

ATTACHMENT E – EXHIBIT 1			
HORIZON MIXED-USE DEVELOPMENTS DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL			
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41.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
42.	The developer shall provide approval letter from Fire Department for fire water service.	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
43.	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.	
44.	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.	
45.	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.	
46.	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.	
47.	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.	
48.	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.	

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49.	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	Engineering Dept.	
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RIVERSIDE COUNTY FIRE DEPARTMENT

General Conditions

1.	For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 500 GPM for a 1-hour duration at 20 PSI.	On-Going	Fire Department	
2.	For commercial, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 3,750 GPM for a 4-hour duration at 20 PSI.	On-Going	Fire Department	
3.	All structures shall have fire sprinkler installed.	On-Going	Fire Department	
4.	The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.	On-Going	Fire Department	

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5.	Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standards. Access lanes shall be constructed with a surface so as to provide all weather driving capabilities	On-Going	Fire Department	
6.	Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-11.	On-Going	Fire Department	
7.	These buildings have 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. (Commercial).	On-Going	Fire Department	
8.	Approved accessible on-site fire hydrants shall be located not to exceed 200 feet apart in any direction. Any portion of the facility or of an exterior wall of the first story of the building shall not be located more than 150 feet from fire apparatus as measured by an approved route around the complex, exterior of the facility or building. No portion of a building shall be further than 400 feet from a fire hydrant. Fire hydrants shall provide the required fire flow. (Commercial).	On-Going	Fire Department	

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9.	Install a portable fire extinguisher, 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 feet 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. (Commercial).	On-Going	Fire Department	
10.	No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2013 California Building Code. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.	On-Going	Fire Department	
11.	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	
12.	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 12" PVC water line on Prielipp (PZ 1650). A looped water system shall be created by extending the existing 12" water line on Elizabeth Lane to Prielipp Road.	On-Going	EVMWD	
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HORIZON MIXED-USE DEVELOPMENTS DEVELOPMENT PROJECT - CONDITIONS OF APPROVAL**

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2.	This project will be required to install about 1260 LF of 12" sewer line along Prielipp Road.	On-Going	EVMWD	
3.	Applicant will be required to follow the Districts Plan Check procedures.	On-Going	EVMWD	
4.	The Developer will be required to adhere to the Districts Development process, and pay all applicable fees.	On-Going	EVMWD	

END