

# **ATTACHMENT B**

**PC Resolution No. 2016-15  
CUP / Plot Plan 15-0013**

**PC RESOLUTION NO. 2016-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 15-0013) TO ALLOW BEER AND WINE SALES AT A GAS STATION AND APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0013) TO DEVELOP A 40,120 SQUARE-FOOT COMMERCIAL/RETAIL CENTER WITH FULL SITE IMPROVEMENTS, SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF GEORGE AVENUE AND CLINTON KEITH ROAD (APN: 362-250-003).**

**WHEREAS**, an application for Conditional Use Permit and Plot Plan (Planning Application No. 15-0013) to establish a 7-Eleven gas station and a 40,120± square-foot commercial/retail center has been filed by:

Applicant / Owner:	George Clinton Keith Development, LLC
Authorized Agent:	Reza Kassraian, Project Manager
Project Location:	NEC of George Avenue and Clinton Keith Road
APN Number:	362-250-003
Lot Area:	5.85± acres

**WHEREAS**, the Planning Commission has the authority to review the proposed Clinton Keith Village Retail CUP and Plot Plan (PA 15-0013) in accordance with Chapters 17.200 and 17.216 City of Wildomar Municipal Code; and

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

**WHEREAS**, after completion of an Initial Study, the Planning Director determined that it did not identify any potentially significant effects on the environment nor was there any substantial evidence from which it could be fairly argued that the project would have a significant effect on the environment with proper mitigation; and

**WHEREAS**, the proposed Mitigated Negative Declaration consists of the following documents: Initial Study, Mitigated Negative Declaration, Mitigation Monitoring & Reporting Program, and applicable Technical Appendices; and

**WHEREAS**, using a method prescribed under CEQA Guidelines Section 15072, on February 17, 2016, the Planning Department posted a Notice of Intent (NOI) with the Riverside County Clerk, published a Notice of Availability (NOA) in the Press Enterprise, a local newspaper of general circulation, and mailed said Notice of Availability (NOA) to agencies and interested persons, notifying the public of the 30-day public review/comment period for the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the proposed project; and

**WHEREAS**, using a method required under CEQA Guidelines Section 15072, the City on February 17, 2016 provided a Notice of Intent (NOI) to the Riverside County Clerk, a Notice of Availability (NOA) to the State Clearing (OPR), and a legal notice to the Press Enterprise, a local newspaper of general circulation, and the City's local distribution list, notifying the public of the 30-day review/comment period for the Clinton Keith Village Retail project draft Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program (MMRP); and

**WHEREAS**, in accordance with CEQA and the City's Local CEQA Guidelines & Procedures, the Clinton Keith Village draft Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program (MMRP) was made available for the required 30-day public review/comment period which commenced on February 17, 2016 and concluded on March 17, 2016. Further, said IS/MND & MMRP was made available for public review by posting said document at Wildomar City Hall (Planning Department) and on the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, during the 30-day public review period, the City received one (1) written comment letter from the "Inland Empire Biking Alliance" concerning the proposed Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program and at which time the Planning Department revised the draft Initial Study/Mitigated Negative Declaration; and

**WHEREAS**, in accordance with Government Code Sections 65090 and Wildomar Municipal Code Chapters 17.200.040, 17.216.050, and 17.248.030.D of the Planning Department on May 4, 2016 mailed a public hearing notice to all property owners within a 1,000-foot radius of the project boundaries notifying said property owners of the date and time of the scheduled public hearing for which the Clinton Keith Village Retail project CUP and Plot Plan (PA No. 15-0013) would be considered by the Planning Commission; and

**WHEREAS**, in accordance with Government Code Sections 65090 and Wildomar Municipal Code Chapters 17.200.040 and 17.216.050, the Planning Department, on May 6, 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 date and time of the scheduled public hearing for which the Clinton Keith Village Retail project CUP and Plot Plan (PA No. 15-0013) would be considered by the Planning Commission; and

**WHEREAS**, in accordance with Government Code Section 65353 and Wildomar Municipal Code Chapters 17.200 and 17.216, the Planning Commission of the City of Wildomar on May 18, 2016 held a public hearing at which time the Planning Commission received public testimony from interested persons in support of, or opposition to, the proposed Clinton Keith Village Retail project CUP and Plot Plan (PA No. 15-0013).

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

**SECTION 1. CEQA.**

The approval of CUP / Plot Plan No. 15-0013 is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on May 18, 2016, at a duly noticed public hearing, the Planning Commission adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Clinton Keith Village Retail project. The documents comprising the City’s environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

**SECTION 2. CONDITIONAL USE PERMIT FINDINGS.**

Pursuant to Chapter 17.200 (Conditional Use Permits) and Chapters 17.248 (Alcoholic Beverage Sales) of the Wildomar Municipal Code, 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, find and determine as follows:

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

Evidence: The proposal to have alcohol sales (i.e., beer & wine only) within the 7-Eleven gas station is consistent with the General Plan and zoning in that alcohol sales is a commercial use and is consistent with the General Plan land use designation of Commercial Retail (CR) and is a conditionally permitted use in the C-P-S (Scenic Highway Commercial) zone in accordance with Chapter 17.248.020.A of the Zoning Ordinance. The project is consistent with General Plan Policy LU 23.1 because the project accommodates the development of a commercial use in areas appropriately designated by the General Plan land use map. The sale of alcohol is typically associated with commercial uses in the C-P-S zone and other similar commercial zones in the City. Further, the sale of alcohol will be restricted to “off-premise” consumption only (i.e., no on-site consumption) in accordance with the requirements of a Type 20 ABC license. The project has been properly conditioned in accordance with Section 17.248.030.E of the WMC which outlines restrictions for selling beer and wine (refer to Planning Condition No. 22).

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

Evidence: The proposal to have beer and wine sales at the 7-Eleven gas station will not be detrimental to the health, safety, or general welfare of the community.

The sale of alcohol is typically associated with commercial uses in the C-P-S zone and other similar commercial zones in the City. The sale of beer and wine will be restricted to “off-premise” consumption only (i.e., no on-site consumption) in accordance with the requirements of a Type 20 ABC license. Further, the store owner will be required to obtain a Type 20 license prior to the sale of any alcohol from the premises, which will be regulated by the State Alcohol Beverage Control (ABC). As no alcohol will be consumed on-site or within the building, the sale of alcohol for this gas station establishment will not be detrimental to the health, safety, or general welfare of the community.

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

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

- Section 17.248.020 sets forth the requirement that off-premise sale can only occur in the R-R, C-1/C-P, C-P-S and C-R zones. As the project will have a C-P-S zone designation, the project meets this requirement.
- Section 17.248.030.C requires that off-premise sales are permitted provided the vehicular traffic from the facility does not reasonably create a potential hazard to schools, churches, public parks or playgrounds. Ronald Reagan Elementary school is the nearest school to the gas station, and is more than ½ mile away. The park adjacent to the elementary school is also over a ½ mile away. Based on the site design, street improvements and distance, it is staff’s opinion that the off-premise sale of alcohol will not reasonably create traffic hazards at the elementary school or park.
- Section 17.248.030.D requires that the notice of public hearing be sent to all property owners within a 1,000-foot radius of the project site and to the school district. On May 4, 2016, the Planning Department mailed out a public hearing notices to all owners in compliance with code section.
- Section 17.248.040 allows the staff to propose other conditions as part of the CUP. Staff has proposed two (2) special conditions (Planning Condition No. 23 & 24) that requires the applicant submit proof that they have obtained a Type 20 license from the Alcoholic Beverage Control (ABC) prior to the issuance of occupancy permits for the building, and that prior to an employee selling alcohol from this facility, the alcohol licensee, or employer for the facility shall ensure that the employee has received Licensee Education on Alcohol and Drugs (L.E.AD.) training from the California Department of Alcoholic Beverage Control.

#### **SECTION 4. PLOT PLAN FINDINGS.**

In accordance with Section 17.216 of the Wildomar Municipal Code (Title 17), the Planning Commission, in light of the whole record before it, including but not limited to

the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, find and determine as follows:

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

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

- LU 2.1 The proposed project accommodates a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map.
- LU 4.1 The proposed project accommodates a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed project has been developed in accordance with the General Plan that ensures compatibility and minimizes impacts.
- LU 7.1 The proposed project accommodates a development proposal that enhances the City's fiscal viability, economic diversity and environmental integrity.
- LU 7.12 The proposed project accommodates a development proposal that will provide for jobs for Wildomar residents locally that directly results in a better jobs to housing balance so that residents have an opportunity to work within the City.
- LU 23.1 The proposed project accommodates the development of commercial uses in areas appropriately designated by the General Plan land use map.
- LU 23.9 The proposed project is designed in a manner that considers the surroundings and visually enhances, not degrades, the character of the surrounding area.

The proposed Clinton Keith Village Retail project is also consistent with the regulations and provisions of Chapter 17.76 (C-P-S Zone), Chapter 17.188 (Off Street Vehicle Parking Standards), Chapter 17.216 (Plot Plans) and Chapter 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code in that the project meets and exceeds the minimum development standards outlined in these code

requirements. In addition, conditions of approval have been proposed for the project that will ensure that all the minimum city requirements are met and exceeded.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

Evidence: The proposed project is located on a site (and is surrounded by other properties) that are designated for the development of commercial retail uses. The project has been designed to provide appropriate site access from Clinton Keith Road (restricted to right-in & right-out only) and George Avenue. These streets will be designed and improved in a manner that is consistent with city standards which are intended to ensure safe vehicular and pedestrian access and circulation for the project. The proposed project also has been designed to meet and exceed minimum development standards of the Zoning Ordinance related to commercial development (see above) that ensures the protection of the public health, safety, and general welfare.

- C. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site is designated for commercial retail development as is the surrounding properties to the west and east. Further, the General Plan has designated the project site as commercial which is in close proximity to the I-15 freeway/Clinton Keith Road interchange as a significant commercial retail node.

- D. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

Evidence: The project is located at the northeastern corner of George Avenue and Clinton Keith Road. Access to the site will occur from both streets which are proposed and conditioned for full public improvements per City standards. These improvements will facilitate the off-site and on-site traffic being generated by the project. A traffic study was prepared for the project and extensively analyzed in the IS/MND. As a result, there are mitigation measures proposed for adoption that address traffic concerns and mitigate them. As a result, the proposed project meets this condition.

- E. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

Evidence: The construction of the project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not

limited to, requirements relating to storm water runoff management and other drainage controls regulations. The project drainage has been designed through a series of detention basins and other on-site features to capture storm runoff in the catch basin filters and/or sub-surface detention basin incorporated into the project. These features are designed to release runoff back into the natural stream channels without substantially altering the existing drainage pattern and without causing substantial erosion or siltation. Further the project was required to prepare a hydrology/hydraulic study and Water Quality Management Plan as part of the Mitigated Negative Declaration (MND) which analyzed and addressed in detail all drainage impacts that could have resulted from this project. Mitigation measures have been proposed as part of the MND that reduces identified impacts to a standard level of insignificance with no impacts to downstream properties or facilities.

- F. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Evidence: The project at this time does not propose to sell any portion of property. If in the future, the applicant desires to sell the individual retail buildings, the city will require the processing of a parcel map in accordance with the City's Subdivision Ordinance.

**SECTION 5. PLANNING COMMISSION ACTION:**

The Planning Commission hereby adopts PC Resolution No. 2016-15 approving Conditional Use Permit and Plot Plan No. 15-0013, subject to conditions as illustrated herein and attached hereto to this Resolution as Exhibit 1.

**PASSED, APPROVED AND ADOPTED** this 18th day of May 2016, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega  
Assistant City Attorney

**ATTACHMENT B – EXHIBIT 1  
CLINTON KEITH VILLAGE RETAIL PROJECT - CONDITIONS OF APPROVAL**

**Planning Application/Project No.: CUP/Plot Plan No. 15-0013 (APN: 362-250-003)**

**Project Applicant: Reza Kassraian / John Abassi**

**Plot Plan Approval Date:  
Planning Commission - May 18, 2016**

**Plot Plan Expiration Date:  
May 18, 2018**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

**PLANNING DEPARTMENT CONDITIONS**

**Standard Conditions**

1.	In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) prepared by the City of Wildomar shall be filed with the Riverside County Clerk within <u>five (5) working days</u> of project approval by the Planning Commission. The Applicant shall be required to pay the California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee ( <u>\$2,201.25</u> ) and Riverside County Administrative fee ( <u>\$50.00</u> ). A single check made payable to the "Riverside County Clerk" in the amount of <u>\$2,260.25</u> to cover both fees shall be submitted by the Applicant to the Planning Department prior to the scheduled public hearing. Failure to pay the required fee will result in the project being deemed null and void in accordance with California Fish and Game Code Section 711.4(c).	May 25, 2016	Planning Dept.	
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 (2) weeks of the City Council approval.  <hr/>	June 1, 2016	Planning Dept.	
3.	The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all	Ongoing	Planning Dept.	

Applicant Signature

Date

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

<p>claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant’s defense and the City shall have the right to approve separate legal counsel providing the City’s defense. The Applicant shall reimburse City for any attorneys’ fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys’ fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit</p>			
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	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 <b><u>Conditional Use Permit/Plot Plan No. 15-0013</u></b> shall expire on May 18, 2018 (2 years after approval by the Planning Commission) if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. If additional time is needed to commence construction of the approved project, the Applicant may apply in writing for a one-year extension of time (EOT) for review and approval by the Planning Director in accordance with Chapter 17.216.070 of the Wildomar Municipal Code. The request for an extension of time application with the required deposit fee must be submitted to the Planning Department at least 30 days prior to the expiration date.	April 18, 2018	Planning Dept.	
5.	In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	August 18, 2016	Planning Dept.	
6.	Within 60 days of Planning Commission approval of <b><u>Conditional Use Permit/Plot Plan No. 15-0013</u></b> , the Applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by this due date may result in delays in the submittal of grading plans, improvement plans and/or building/construction plans.	July 18, 2016	Planning Dept.	

**ATTACHMENT B – EXHIBIT 1  
CLINTON KEITH VILLAGE RETAIL PROJECT - CONDITIONS OF APPROVAL**

**Planning Application/Project No.: CUP/Plot Plan No. 15-0013 (APN: 362-250-003)**

**Project Applicant: Reza Kassraian / John Abassi**

**Plot Plan Approval Date:  
Planning Commission - May 18, 2016**

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7.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval herein may result in the Planning Commission taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the CUP/Plot Plan.	On-Going	Planning Dept.	
8.	The project shall be developed in accordance with the approved plot plan approved by the Planning Commission on May 18, 2016. The Applicant may request a modification and/or revision to the approved project, if needed, in accordance with Chapter 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Dept.	
9.	The proposed Project shall comply with SCAQMD rules for the reduction of fugitive dust emissions in accordance with Rule 403.	On-Going	Planning Dept.	
10.	All grading shall conform to the California Building Code and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Dept.	On-Going	Planning Dept.	
11.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Planning Dept.	

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12.	<p>If human remains are encountered, California Health and Safety Code Section 7050.5 states 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 Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. All parties are aware that the most likely descendants may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer shall accommodate on-site reburial in a location mutually agreed upon by the Parties.</p>	On-Going	Planning & Engineering Depts.	
13.	<p>If during ground disturbance activities unique cultural resources are discovered, that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. (1) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a</p>	On-Going	Planning & Engineering Depts.	

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	meeting is convened between the developer, the archaeologist, the Native American tribal representative and the planning director to discuss the significance of the find. (2) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Pechanga and Soboba Band representatives and the archaeologist, a decision shall be made, with the concurrence of the planning director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. (3) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.			
14.	The Applicant is prohibited from using any sort of blasting device or activity during all grading and/or construction operations.	On-Going	Planning Department	
15.	The proposed development approved by the Planning Commission shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Chapter 8.64 of the Wildomar Municipal Code.	On-Going	Planning Department	
16.	As required by Chapter 8.56 of the Wildomar Municipal Code, 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	
17.	The Applicant shall comply with the current regulations of the Cal-Green Building Code, including bicycle parking, electric vehicle plug in fixtures, etc.	On-Going	Planning Department	

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18.	No grading permit shall be issued until the applicant has obtained approval for the location of any off-site import/export material, as well as the associated haul route(s), for any required grading from the City Engineering. The Planning Director shall review the proposed import/export site and haul routes to determine if a new or modified environmental assessment is required. No grading permit shall be issued until any required environmental clearance has been approved by the Planning Director.	On-Going	Planning Department	
19.	Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMPs) that may be implemented to prevent such deterioration. BMPs are identified in the Water Quality Management Plan.	On-Going	Planning and Engineering Departments	
20.	All construction and general maintenance activities shall be limited to the hours 7:00 am to 6:00 PM Monday thru Saturday and decibel levels described in Wildomar Municipal Code Chapter 9.48.	On-Going	Planning and Engineering Departments	
21.	A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact. As enforced by City Municipal Code Chapter 3.40, Western Riverside County Transportation Uniform Mitigation Fee, and the recently adopted City Traffic Signal Development Impact Fee (DIF) (Article I, Development Impact Fees, of Chapter 3.44). The project applicant will be required to participate in the funding of off-site improvements, including traffic signals that are needed to	On-Going	Planning and Engineering Departments	

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<b>Project Applicant: Reza Kassraian / John Abassi</b>			
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<p>serve cumulative traffic conditions. Specifically, this will be done through the payment of Western Riverside County Transportation Uniform Mitigation Fees and City of Wildomar Development Impact Fees. Per Municipal Code Chapters 3.40 and 3.44, these fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases.</p> <p>The following intersection improvements are required for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions and have been identified as being included as part of the TUMF funding program or City DIF funding program. The project applicant shall be required to participate in the funding of the following off-site improvements:</p> <ul style="list-style-type: none"> <li>• I-15 Freeway SB Ramps (NS) at (TUMF): <ul style="list-style-type: none"> <li>- Baxter Road (EW) – #1 <ul style="list-style-type: none"> <li>• Construct EB Right Turn Lane</li> <li>• Install Traffic Signal</li> </ul> </li> </ul> </li> <li>• I-15 Freeway NB Ramps (NS) at (TUMF): <ul style="list-style-type: none"> <li>- Baxter Road (EW) – #3 <ul style="list-style-type: none"> <li>• Install Traffic Signal</li> </ul> </li> </ul> </li> <li>• Monte Vista Drive (NS) at (DIF): <ul style="list-style-type: none"> <li>- Baxter Road (EW) – #5 <ul style="list-style-type: none"> <li>• Construct SB Left Turn Lane</li> <li>• Construct EB Left Turn Lane</li> <li>• Install Traffic Signal</li> </ul> </li> </ul> </li> </ul>			
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**ATTACHMENT B – EXHIBIT 1  
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- George Avenue (NS) at (DIF):
  - Depasquale Road (EW) – #6
    - Construct Additional SB Through Lane
- Inland Valley Drive (NS) at (DIF):
  - Clinton Keith Road (EW) - #7
    - Construct Additional NB Left Turn Lane
    - Construct Additional WB Through Lane
- Salida Del Sol (NS) at (DIF):
  - Clinton Keith Road (EW) - #8
    - Construct NB Through Lane
    - Construct Additional EB Through Lane
    - Construct WB Left Turn Lane
    - Construct Additional WB Through Lane
    - Install Traffic Signal
- Elizabeth Lane (NS) at (DIF):
  - Clinton Keith Road (EW) - #9
    - Construct NB Left Turn Lane
    - Install Traffic Signal

In addition, the project applicant shall be required to construct the following traffic improvements (see Figure 47 of the TIA, attached as Appendix 16):

- Clinton Keith Road (EW) – from George Avenue to the east project boundary
  - Construct as an Urban Arterial (152-foot right-of-way)

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at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

- George Avenue (NS) – from north project boundary to Clinton Keith Road
  - Construct as a Secondary (100-foot right-of-way) at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

**Special CUP Conditions for Gas Station**

22. Notwithstanding any other provision of law, establishments engaged in the concurrent sale of motor vehicle fuel with beer and wine for off-premises consumption, in accordance with Chapter 17.248.030.E of the WMC shall comply with the following conditions:

- 1) Only the sale of beer and wine can be sold consistent with an ABC Type 20 license (Off Sale Beer & Wine).
- 2) The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent

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	<p>signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.</p> <p>3) No displays of beer or wine shall be located within five (5) feet of any building entrance or checkout counter.</p> <p>4) Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.</p> <p>5) No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.</p> <p>6) Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.</p> <p>7) No sale of alcoholic beverages shall be made from a drive-in window.</p>			
23.	<p>Prior to an employee selling alcohol from this facility, the alcohol licensee, or employer for the facility shall ensure that the employee has received Licensee Education on Alcohol and Drugs (L.E.A.D.) training from the California Department of Alcoholic Beverage Control.</p>	On-Going	Planning Department	
24.	<p>Prior to the issuance of occupancy permits for the gas station/mini-mart use, the Applicant and/or the gas station service provider shall obtain a Type 20 License from the State Department of Alcoholic Beverage Control (ABC). A copy of said license shall be submitted to the Planning Department prior to occupancy of the building.</p>	On-Going	Planning Department	

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25.	The project shall comply with California Building Code and Chapter 13.12, Stormwater Drainage System Protection of the Wildomar Municipal Code.	On-Going	Planning Department	
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**CEQA / Environmental Impact Report (EIR) Mitigation Measures:**

**Biological Resources**

26.	<p><b>BIO 1</b> - The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. Preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., loggerhead shrike) shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged. Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications. If construction activities or tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not required, no further studies are necessary, and no mitigation is required.</p>	<p>The project applicant shall incorporate requirements into all rough and/or precise grading plan documents.</p> <p>The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.</p>	Planning and Public Works Department	
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27.	<p><b><u>BIO 2</u></b> - Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, 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. The breeding period for burrowing owls is February 1 through August 31, with the peak being April 15 to July 15, the recommended survey window. Winter surveys may be conducted between September 1 and January 31. 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 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.</p>	<p>Thirty days (30) prior to any vegetation removal or ground-disturbing activities</p>	<p>Planning and Public Works Department</p>	
28.	<p><b><u>BIO 3</u></b> - 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 standards contained in CDFW's Staff Report on Burrowing Owl Mitigation (2012).</p>	<p>Prior to any vegetation removal or ground-disturbing activities</p>	<p>Planning and Public Works Department</p>	
<b><u>CULTURAL RESOURCES</u></b>				
29.	<p><b><u>CUL-1</u></b> - If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the Pechanga Tribe (Tribe) and Soboba Band. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist.</p>	<p>During any ground-disturbing construction activities</p>	<p>Planning and Public Works Department</p>	

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	<p>The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure <b>CUL-2</b>. For all other cultural resources discovered on the project site, the developer, the project archeologist, and the Tribe shall assess the significance of such resources. If the developer and the Tribe cannot agree on the significance of such resources, these issues will be presented to the City of Wildomar Planning Director. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. If such resources are determined to be significant, impacts to the resource shall be mitigated as provided for in the Agreement required by <b>CUL-2</b>, if applicable, or in accordance with <b>CUL-3</b>. This mitigation measure shall be incorporated into all construction contract documentation.</p>			
30.	<p><b>CUL-2</b> - At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the Pechanga Tribe and Soboba Band to notify the Tribe of the proposed grading and shall coordinate with the City of Wildomar and the Tribe to develop an Archaeological</p>	<p>Thirty days (30) prior to any ground-disturbing construction</p>	<p>Planning and Public Works Department</p>	

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	Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archeological resources, sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the agreement shall not conflict with mitigation measures <b>CUL-1, CUL-3 - CUL-5</b> . 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.	activities.		
31.	<b>CUL-3</b> - With the exception of archeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure <b>CUL-2</b> provides a plan for treatment and final disposition, all archeological resources that are collected during the grading monitoring program and from any previous archeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility, which meets the standards set forth in 36 CFR Part 79 for federal repositories.	During any ground-disturbing construction activities	Planning and Public Works Department	
32.	<b>CUL-4</b> - All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the Pechanga Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state,	During any ground-disturbing construction activities	Planning and Public Works Department	

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	mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5			
33.	<b><u>CUL-5</u></b> - To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued as soon the qualified professional is satisfied that construction will not disturb archeological resources.	During any ground-disturbing construction activities	Planning and Public Works Department	
<b>Geology and Soils</b>				
34.	<b><u>GEO-1</u></b> - No structures for human occupancy as defined in Section 15.76.020 of the Wildomar Municipal Code, shall be constructed over the identified fault zone that has been delineated at the northwestern to the northeastern portion of the project site. The boundary of the fault zone shall be shown on all construction drawings for the project.	As a condition of project approval	Planning and Public Works Department	
35.	<b><u>GEO-2</u></b> - The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated April 6, 2007, prepared by EnGEN ( <b>Appendix 5</b> ) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be	Prior to any ground-disturbing construction activities	Planning and Public Works Department	

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	conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.			
36.	<b><u>GEO-3 Slab on Grade</u></b> - The recommendations for concrete slabs, both interior and exterior, excluding PCC pavement, are based upon the expansion potential for the supporting material. Concrete slabs should be designed to minimize cracking as a result of shrinkage. Joints (isolation, contraction, and construction) should be placed in accordance with the American Concrete Institute (ACI) guidelines. 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 will be performed in accordance with ACI recommendations and procedures.	Prior to any ground-disturbing construction activities	Planning and Public Works Department	
37.	<b><u>GEO-4 Interior Slabs</u></b> - Interior concrete slabs-on-grade should be a minimum of 4 inches nominal thickness and be underlain by a 1 to 2 inches of clean coarse sand or other approved granular material placed on properly prepared subgrade per Section 8.2, Earthwork Recommendations, of the report prepared by EnGEN (2007; see <b>Appendix 5</b> ). Minimum slab reinforcement should consist of No. 3 reinforcing bars placed 24 inches on center in both directions or a suitable equivalent as determined by the project structural engineer. Final pad identification and slab reconstruction requirements will be presented in the compaction report upon completion of grading. The reinforcing shall be placed at mid-depth in the slab. The concrete section and/or reinforcing steel should be increased appropriately for anticipated excessive or concentrated floor loads. In areas where	Prior to any ground-disturbing construction activities	Planning and Public Works Department	

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	moisture-sensitive floor coverings are anticipated over the slab, it is recommend that the use of polyethylene vapor barrier with a minimum of 10.0 mil in thickness be placed beneath the slab. The moisture barrier should be overlapped or sealed at splices and covered top and bottom by a 1- to 2-inch minimum layer of clean, moist (not saturated) sand to aid in concrete curing and to minimize potential punctures.			
38.	<b><u>GEO-5 Exterior Slabs.</u></b> All exterior concrete slabs cast on finish subgrade (patios, sidewalks, etc., with the exception of portland cement concrete (PCC) pavement) should be a minimum of 4 inches nominal in thickness and should be underlain by a minimum of 12 inches of soil that has been prepared in accordance with Section 8.2, Earthwork Recommendations, of the report prepared by EnGEN (2007; see <b>Appendix 5</b> ). Reinforcing in the slabs and the use of a compacted sand or gravel base beneath the slabs should be according to the current local standards.	Prior to any ground-disturbing construction activities	Planning and Public Works Department	
39.	<b><u>GEO-6</u></b> - Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in	Prior to any ground-disturbing construction activities	Planning and Public Works Department	

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cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.

**Noise**

40. **NOI-1** The applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

- a) Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, and residential uses immediately adjacent to the project site, and directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department.
- b) The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet.

Prior to any earth movement permit or activity

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c) All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.

**Prior to the Issuance of Grading Permits**

41. Prior to the issuance of grading permits, the applicant shall prepare for City review and approval a Reciprocal Access & Parking Agreement, which provides for shared parking and access on the entire project site. Once approved by the City, the Agreement shall then be recorded with the Riverside County Clerk prior to the 1<sup>st</sup> certificate of occupancy

Prior to Issuance of Grading Permits

Planning Department

42. Prior to the issuance of a grading permit, the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning Department including on-site and public right-of-way and shall include a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD's Water Efficient Landscape Standards as adopted by the City Council on November 12, 2015. The landscape plans shall further include the following items:

- 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

Prior to Issuance of Grading Permits

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- overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading/site plans.
- c) All above ground utilities shall be shown on the precise grading plans in their exact locations. Building and landscape backflow prevention units and transformers shall be located in shrub areas. Double detector checks shall be fully screened from view. The detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors).
  - d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation.
  - e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (6" curb with a 12" wide by 4" deep reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations.
  - f) All plants within the detention basin shall be California native. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore). The shrubs shall be *Heteromeles arbutifolia* (toyon).
  - g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect.

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- h) The irrigation controller shall be a weather-based controller that measures evapo-transpiration. A rain shut-off device is required. Drip irrigation is required in all planting areas.
- i) All soil amendments and fertilizers shall be organic as a storm-water best management practice. Soil analysis and agronomic soil report shall be submitted to the City with the landscape plans, including the following: soil texture, percentage of organic matter, soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.
- j) No plant materials that could freeze, damage paving, or have thorns are allowed.
- k) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting.
- l) Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457.
- m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.
- n) The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater

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**Project Applicant: Reza Kassraian / John Abassi**

**Plot Plan Approval Date:  
Planning Commission - May 18, 2016**

**Plot Plan Expiration Date:  
May 18, 2018**

**Conditions of Approval**

**Timing/  
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	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.			
43.	Prior to the issuance of a grading permit, the applicant shall submit a haul permit for any import of material to the site or export of material off-site for review and approval by the City Engineer and Planning Director. The request for a haul permit shall include a haul route plan addressing the limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
44.	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.	
45.	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	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

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	<p>owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."</p>			
46.	<p>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</p>	<p align="center">Prior to Issuance of a Grading Permit</p>	<p align="center">Planning &amp; Engineering Depts.</p>	

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archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director.

**Prior to Issuance of Building Permits**

47. Prior to the issuance of the 1st building permit on the project site, the Applicant shall prepare a comprehensive sign program for the entire Clinton Keith Village retail project. The sign program shall be consistent with all applicable provisions of Chapter 17.252 (Sign Regulations) of the Wildomar Municipal Code, and approved by the Planning Department.

Prior to Issuance of Building Permits

Planning Department

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

Prior to Issuance of Building Permits

Planning Department

49. Prior to the issuance of the building permits, the applicant shall pay all applicable and current Development Impact Fees and City Mitigation Fees as determined by the Building and Engineering departments, including but not limited to, TUMF, MSHCP and K-Rat fees, etc.

Prior to Issuance of Building Permits

Planning & Building Departments

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

50. Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).

Prior to the Issuance of Occupancy Permits

Planning Dept.

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

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	<ul style="list-style-type: none"> <li>All required landscaping and irrigation systems shall be installed in a condition acceptable to the City.</li> <li>The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design.</li> <li>The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.</li> </ul>			
53.	Prior to issuance of occupancy permits, all Riverside County Fire Department and EVMWD conditions shall be complied with. The Applicant shall provide written verification that all applicable conditions have been met.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
54.	Prior to the Issuance of an Occupancy Permit, all Planning Department conditions listed herein for <b>CUP/Plot Plan No. 15-0013</b> shall be completed to the satisfaction of the Planning Department.	Prior to the Issuance of Occupancy Permits	Planning Dept.	

**PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS**

**General Requirements/Conditions**

1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Engineering Dept.	
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2.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Engineering Dept.	
3.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Engineering Dept.	
4.	The developer/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.	On-Going	Public Works	
5.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.	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	On-Going	Engineering Dept.	

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	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.			
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.	

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13.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering Dept.	
14.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area.	On-Going	Engineering Dept.	
15.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
16.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil 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	On-Going	Engineering Dept.	

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	otherwise deferred or covered under the City's Community Facility District (CFD Services).			
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.	Prior to Map Recordation	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.	

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**Prior to the Issuance of Grading Permits**

24.	The developer shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	
27.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
28.	The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.			
30.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final 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."	Prior to Issuance of a Grading Permit	Engineering Dept.	
31.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.			
32.	A Grading Agreement and 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.	
33.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will: <ul style="list-style-type: none"> <li>a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project.</li> <li>b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition.</li> </ul>	Prior to Issuance of a Grading Permit	Engineering Dept.	

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	<p>c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method.</p> <p>d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate.</p>			
34.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	
<b><u>Prior to Issuance of a Building Permit and/or Certificate of Occupancy</u></b>				
35.	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.	
36.	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.	
37.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
38.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	

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39.	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.	
40.	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.	
41.	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.	
42.	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.	
43.	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.	
44.	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.	
45.	The developer shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality	Prior to Issuance of a Building Permit	Engineering Dept.	

**ATTACHMENT B – EXHIBIT 1  
CLINTON KEITH VILLAGE RETAIL PROJECT - CONDITIONS OF APPROVAL**

**Planning Application/Project No.: CUP/Plot Plan No. 15-0013 (APN: 362-250-003)**

**Project Applicant: Reza Kassraian / John Abassi**

**Plot Plan Approval Date:  
Planning Commission - May 18, 2016**

**Plot Plan Expiration Date:  
May 18, 2018**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
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	treatment devices shall be constructed outside of the ultimate public right of way.			
46.	The developer shall dedicate and the city shall accept for road, utility, slope and drainage purposes, the northern half - section of Clinton Keith Road along the project site's southerly property in accordance with City Capital Improvement Project (CIP 0025).	Prior to Issuance of a Building Permit	Engineering Dept.	
47.	The developer shall obtain the necessary right of way to construct the northern half section of Clinton Keith Road from the George Avenue, the project site's easterly property line to Iodine Springs Road in accordance with CIP 0025. The dedication shall be offered to and accepted by the city.	Prior to Certificate of Occupancy	Engineering Dept.	
48.	The developer shall construct the northern half section of Clinton Keith Road from the George Avenue to Iodine Springs Road in accordance with CIP 0025 to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Engineering Dept.	
49.	The developer shall execute a credit/reimbursement agreement with Western Riverside Council of Governments (WRCOG) and the city for the right of way acquisition and construction of Clinton Keith Road from George Avenue and Iodine Springs Road.	Prior to Certificate of Occupancy	Engineering Dept.	
50.	The developer shall design, dedicate and the city shall accept for road, utility, slope and drainage purposes, the eastern half - section of George Avenue based on a 100' secondary highway, Standard No. 94, in accordance with the City of Wildomar Road Improvement Standards & Specification.	Prior to Issuance of a Building Permit	Engineering Dept.	

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51.	The developer shall construct the eastern half - section of George Avenue based on a 100' secondary highway, Standard No. 94, in accordance with the City of Wildomar Road Improvement Standards & Specification to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Engineering Dept.	
52.	The developer shall design the traffic signal modification for the intersection of Clinton Keith Road and George Avenue. Improvements shall include pole replacement to ultimate right of way location and striping on all legs of the intersection.	Prior to Building Permit	Engineering Dept.	
53.	The developer shall construct the traffic signal modification for the intersection of Clinton Keith Road and George Avenue.	Prior to Certificate of Occupancy	Engineering Dept.	
54.	Driveway Access on Clinton Keith Road and the southerly Driveway Access on George Avenue is limited to right in/out with appropriate controls constructed to reinforce these turning movements.	All phases	Engineering Dept.	
55.	The developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to Building Permit	Engineering Dept. Planning Dept.	
56.	The developer shall submit to the City Engineer traffic control plans along Clinton Keith Road and George Avenue to ensure the continued flow of traffic during construction.	Prior to Building Permit	Engineering Dept. Public Works Dept.	

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57.	The developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Building Permit	Engineering Dept.	
58.	The developer shall pay fair share in-lieu cash contribution for the design and installation of interim traffic signals at I-15 Freeway SB Ramps and NB Ramps.	Prior to Building Permit	Engineering Dept.	

**RIVERSIDE COUNTY FIRE DEPARTMENT**

**General Conditions**

1.	Fire Hydrants: Provide fire hydrants within 400 feet of all portions of all structures.	On-Going	Fire Department	
2.	Fire Flow: Provide or show there exists a water system capable of delivering fire flow as required by California Fire Code and Riverside County Fire Department standards.	On-Going	Fire Department	
3.	Water Plans: Prior to building plan approval and construction, the applicant/developer shall furnish two copies of the fire hydrant plans to the Fire Department for review and approval. Plans shall be signed by a registered civil engineer and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.	On-Going	Fire Department	
4.	Water System Prior to Permit Issuance: Prior to issuance of building permits, the water system for fire protection must be installed and approved by the Fire Department.	On-Going	Fire Department	

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5.	Blue Dot Reflectors: blue retro-reflective pavement markers shall be mounted on public/private streets and driveways to indicate the location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.	On-Going	Fire Department	
6.	Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet of all portions of all buildings. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to building plan approval	Fire Department	
7.	Fire Sprinkler Systems: Provide fire sprinkler systems in accordance with the California Fire Code, 2013 edition and Riverside County Fire Department standards. Fire sprinkler systems must be installed per NFPA 13, 2013 edition. A licensed C-16 contractor must submit plans along with the current permit fees to the Fire Department for review and approval prior to installation.	Prior to issuance of building permits	Fire Department	
8.	Fire Sprinkler Monitoring Systems: Install sprinkler monitoring systems for fire sprinkler system(s) with 20 or more sprinkler heads. A licensed C-10 contractor must submit plans along with the current permit fees to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
9.	Building Address Numbers: Display street numbers in a prominent location on the address side of buildings and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for buildings up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a	On-Going	Fire Department	

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	contrasting color, and adequately illuminated to be visible from street at all hours.			
10.	Underground Storage Tanks: Plans for Underground Storage Tanks shall be submitted to the Riverside County Fire Department and Riverside County Environmental Health Department for approval prior to installation.	On-Going	Fire Department	
11.	Further review of the project will occur upon receipt of building plans. Additional requirements may be necessary at that time	On-Going	Fire Department	

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

**General Conditions**

1.	The water connection shall be to an existing 1650 pressure zone fronting the property on George Ave. A separate meter shall be required for each unit on commercial /Industrial complexes, shopping centers, "strip" centers, apartments and Condominiums.	On-Going	EVMWD	
2.	There is no sewer available on George Ave. The developer shall be required to extend the sewer on George Ave. approximately 615 feet along the frontage of the property.	On-Going	EVMWD	
3.	The Developer will be required to submit plans into the District, per Districts Development process, and pay all applicable Plan Check & Inspection Fees.	On-Going	EVMWD	

END