

# **ATTACHMENT E**

**Baxter Village Mixed-Use Project**

**Plot Plan 14-0002**

**Council Resolution**

**RESOLUTION NO. 2016-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 14-0002 TO DEVELOP THE BAXTER VILLAGE MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF A 75,000 SQUARE-FOOT COMMERCIAL RETAIL CENTER, 66 SINGLE FAMILY DWELLING UNITS AND 204 MULTI-FAMILY APARTMENTS ON APPROXIMATELY 35.48 ACRES LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)**

**WHEREAS**, the Planning Department has received an application for Plot Plan (PA No. 14-0002) to develop a 75,000± square-foot commercial retail center, a 204-unit multi-family apartment project and a final site plan of development for the 70 single family dwellings for the Baxter Village Mixed-Use Development project site from:

Applicant/Owner:	Strata Baxter, LLC (Eric Flodine, Project Manager)
Project Location:	Northwest corner of I-15 Freeway and Baxter Road
APN:	367-180-015 & 367-180-043
Project Area:	35.48± acres

**WHEREAS**, the City Council has the authority to review the proposed Baxter Village Plot Plan No. 14-0002 as proposed in accordance with Title 17, Chapter 17.216 of the Wildomar Municipal Code; and

**WHEREAS**, the proposed Baxter Village Mixed-Use project is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

**WHEREAS**, the Planning Director determined that there was substantial evidence that the Baxter Village Mixed-Use project may have one or more significant effects on the environment and that preparation of an Environmental Impact Report (“EIR”) was therefore warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d); and,

**WHEREAS**, the Planning Department on December 15, 2014 provided a Notice of Preparation (NOP) for the Baxter Village Mixed-Use Development project EIR and released the NOP for the required 30-day public review/comment period which began on December 15, 2014 and concluded on January 19, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received four (4) agency/public comments; and

**WHEREAS**, the Planning Department conducted a public scoping meeting concerning the proposed project and Draft EIR on January 12, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

**WHEREAS**, due to changes to the proposed project, the Planning Department on June 11, 2015 prepared and circulated a 2<sup>nd</sup> Notice of Preparation (NOP) notifying the public of the revised NOP resulting from changes to the proposed Baxter Village project. This began a 2<sup>nd</sup> 30-day public review/comment period that began on June 11, 2015 and concluded on July 10, 2015 in accordance with Section 15082 of the CEQA Guidelines during which time the City received four agency/public comments; and

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

**WHEREAS**, upon completion of the Draft EIR, the City provided a Notice of Completion (NOC) to the State Clearinghouse (OPR) on December 30, 2015 notifying the State of the availability of the Baxter Village Mixed-Use development project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

**WHEREAS**, on December 30, 2015, the Planning Department published Notice of Availability (NOA) in the "Press Enterprise," a local newspaper of general circulation, giving notice to the general public and all interested parties requesting said notice regarding public review of the Baxter Village Mixed-Use Draft EIR; and

**WHEREAS**, the Draft EIR for the Baxter Village Mixed-Use Development project was circulated to the public, responsible agencies and other interested parties as required by CEQA Guidelines §15087 and §15105(a) for a period of not less than 45 days commencing on December 30, 2015 and concluding on February 12, 2016, and which said notice and project DEIR was posted at Wildomar City Hall Planning Department and the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, at the conclusion of the 45-day public review/comment period, the Planning Department received seven public comment letters on the Baxter Village Mixed-Use Development project Draft EIR; and

**WHEREAS**, the Planning Department has prepared a Final EIR for the Baxter Village Mixed-Use Development project in accordance with CEQA Guidelines, which includes responses to each of the seven public comment letters received during the 45-day public review/comment period, and which the Final EIR was provided to each commenter at least 10 days prior to the July 13, 2016 City Council meeting in accordance with CEQA Guidelines; and

**WHEREAS**, in accordance with Section 17.216.050 of the Wildomar Municipal Code, the Planning Department, on June 28, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which Plot Plan No. 14-0002 would be considered by the City Council; and

**WHEREAS**, in accordance with Section 17.216.050 of the Wildomar Municipal Code, the Planning Department, on July 1, 2016 published a legal notice in the “Press Enterprise”, a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Plot Plan No. 14-0002 would be considered by the City Council; and

**WHEREAS**, in accordance with Section 17.216.050 of the Wildomar Municipal Code, the City Council on July 13, 2016 held said public hearing at which time the City Council received public testimony from interested persons in support of, or opposition to, the proposed Plot Plan No. 14-0002.

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

**SECTION 1. CEQA.**

The approval of Plot Plan No. 14-0002 (Baxter Village Mixed-Use project) is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on July 13, 2016, at a duly noticed public hearing, the City Council certified the Environmental Impact Report (EIR) and adopted the Mitigation Monitoring & Reporting Program for Plot Plan No. 14-0002 reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the project. The documents comprising the City’s environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

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

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

**SECTION 3. PLOT PLAN FINDINGS.**

In accordance with Chapter 17.216 of the Wildomar Municipal Code (Title 17), the City Council, 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, hereby finds and determines as follows:

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

Evidence: The proposed 75,000 square-foot commercial retail center is consistent with the intent of the General Plan land use designation of CR as this land use is intended to accommodate commercial and retail uses. Further, the commercial retail center is allowed use in the C-P-S zone subject to the approval of a plot plan and all development standards of Chapter 17.76.030. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the commercial retail center meets the purpose and intent of the C-P-S zone and meets this finding.

The proposed multi-family development area is consistent with the intent of the General Plan land use designation of VHDR as this land use is intended to accommodate multi-family apartment projects at a density range of 14 – 20 units/acre. With a project density of 18 units/acre, the project is consistent with the VHDR designation. Further, the multi-family development is allowed use in the R-3 zone subject to the approval of a plot plan and all development standards of Chapter 17.44.020. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the multi-family development meets the purpose and intent of the R-3 zone and meets this finding.

The proposed single family development area is consistent with the intent of the General Plan land use designation of MHDR as this land use is intended to accommodate small lot single family projects at a density range of 5 – 8 units/acre. With a project density of 5.3 units/acre, the project is consistent with the MHDR designation. Further, the single family development is allowed use in the R-4 zone subject to the approval of a plot plan and all development standards of Chapter 17.60. The proposed site plan has been evaluated in accordance with these development standards and it has been determined that each standard has been met and/or exceeded as discussed within the staff report. Thus, the single family development meets the purpose and intent of the R-4 zone and meets this finding.

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

- LU 4.1 The proposed retail and residential developments will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1 The proposed retail and residential developments will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.

- LU 22.1 The proposed retail and residential developments will accommodate the development of commercial retail and single family / multi-family residences in an area that is appropriately designated by the General Plan.
  - LU 22.4 The proposed residential developments will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
  - LU 22.10 The proposed retail and residential developments are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
  - LU 23.1 The proposed land use amendment resulting in the commercial retail and residential areas is properly located and designated in accordance with the General Plan.
  - LU 23.8 The proposed land use amendment resulting in the commercial retail opportunities in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
  - H-1.1 The proposed single family and multi-family project areas will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
  - H-6.1 The proposed single family and multi-family project areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.
- B. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site, upon approval of the general plan amendment to CR, MHDR and VHDR and the change of zone to R-3 and R-4, the proposed Baxter Village Mixed Use project meets this finding.

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

Evidence: The proposed commercial retail center, multi-family and single family developments consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion in that primary access to the site will only occur from Baxter Road in accordance with Public Works and Fire Department standards. Both Baxter Road and White Avenue will be improved to Public Works street standards (including curb, gutter and sidewalks) to facilitate the safe off-site and on-site traffic flow generated by the project. Further, a traffic study was prepared for the proposed project and was extensively analyzed in the DEIR. As a result, there are several traffic mitigation measures, including interim signals at the I-15 freeway on/off ramps, that will be implemented to mitigate traffic congestion. As a result, the proposed Baxter Village Mixed-Use project meets this finding.

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

Evidence: The construction of the project has been designed and conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, requirements relating to storm water runoff management and other drainage control regulations. The project drainage has been designed to accommodate a series of filtration and detention areas (within and around the drive aisles and parking areas) to capture storm runoff. Further the project was required to prepare a Hydrology/Hydraulic study and Preliminary Water Quality Management Plan as part of the Environmental Impact Report (EIR) which analyzed and addressed in detail all drainage impacts that could have resulted from this project. As a result, the proposed Baxter Village Mixed-Use project meets this finding.

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

Evidence: The project does include a tentative tract map (TTM No. 36674) to subdivide the property to accommodate the proposed commercial retail, single family and multi-family project areas. The tentative tract map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Baxter Village Mixed-Use project meets this finding.

**SECTION 4. CITY COUNCIL ACTION:**

The City Council hereby adopts this Resolution approving Plot Plan No. 14-0002, subject to conditions as illustrated herein and attached hereto this Resolution as Exhibit 1.

**PASSED, APPROVED AND ADOPTED** this 13th day of July, 2016.

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Bridgette Moore  
Mayor

**APPROVED AS TO FORM:**

**ATTEST:**

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Thomas D. Jex  
City Attorney

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Debbie A. Lee, CMC  
City Clerk

**ATTACHMENT E – EXHIBIT 1  
BAXTER VILLAGE MIXED-USE PROJECT - CONDITIONS OF APPROVAL**

**Project No.: PLOT PLAN No. 14-0002**

**Applicant: Eric Flodine, Strata Baxter, LLC - APN: 367-180-015 & 367-180-043**

**City Council Approval Date:  
July 13, 2016**

**Plot Plan 14-0002 - Expiration Date:  
July 13, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

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**PLANNING DEPARTMENT CONDITIONS**

**General / Standard Conditions**

1.	<p>In compliance with Section 15094 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk within <u>five (5) working days</u> of project approval by the City Council. The notice shall include the required California Department of Fish and Wildlife (Fish and Game Code Section 711.4.d.3) fee, and the Riverside County Clerk administrative fee (paid by the Applicant) in the amount of <b>\$3,120.00</b>. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c)). The above fee shall be provided to the Planning Department no later than <b>July 13, 2016</b> and is broken down as follows:</p> <p><b>a. California Department of Fish and Wildlife = \$3,070.00</b> <b>b. Riverside County Clerk Administrative Fee = \$50.00</b></p>	July 20, 2016	Planning Department	
2.	<p>The Applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the City Council approval.</p> <hr/> <p align="left">Applicant Signature</p> <p align="right">Date</p>	July 27, 2016	Planning Department	
3.	<p>The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and</p>	Ongoing	Planning Department	

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

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	order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.			
4.	Approval of <i>Plot Plan No. 14-0002</i> shall expire on July 13, 2019 (3 years after approval by the City Council) if grading and/or building permits have not been issued and substantial construction work has commenced on the project site. The Applicant may apply in writing for an Extension of Time (EOT) for review and approval of the Planning Director in accordance with Section 17.216.070 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department at least 30 days prior to the expiration date (6/13/19).	July 13, 2019	Planning Department	
5.	<i>Plot Plan No. 14-0002</i> shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 14-0002 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.	Sept. 12, 2016	Planning Department	
6.	In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	October 13, 2016	Planning Department	
7.	Within 60 days of approval of the Baxter Village Mixed-Use development project (Planning Application No. 14-0002) by the City Council, the Applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.	Sept. 13, 2016	Planning Department	

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8.	If the Baxter Village Mixed-Use development project (Planning Application No. 14-0002) is not constructed at the same time, the remaining vacant lots shall be landscaped with a drought tolerant hydro seed mix that is native to the Wildomar region. This area shall be allowed to have above ground/temporary irrigation to water the landscaping. The purpose of this condition is to manage dust control issues. The Applicant shall submit a "landscape plan" for Planning Department review and approval prior to installation. Said landscaping and irrigation shall be fully functional and operational prior to the issuance of a final certificate of occupancy for either site, and be required to be maintained for the as long as the either site is vacant.	On-Going	Planning Department	
9.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the City Council taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
10.	The project shall be developed in accordance with the approved plot plan approved by the City Council on May 11, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 17.228 of the Wildomar Municipal Code.	Ongoing	Planning Department	
11.	The proposed Project shall comply with existing SCAQMD rules for the reduction of fugitive dust emissions in accordance with SCAQMD Rule 403.	On-Going	Planning Dept.	
12.	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	On-Going	Planning & Engineering Depts.	

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	more cubic yards, the developer shall obtain a grading permit from the Building Dept.			
13.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Planning & Engineering Depts.	
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 City Council shall comply with the standards and requirements of the City's Light Pollution Ordinance in accordance with Section 8.64 of the WMC.	On-Going	Planning Department	
16.	As required by Chapter 8.56 of the WMC, subsequent development on the site will need to comply with the County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.	On-Going	Planning Department	
17.	The Applicant shall provide one (1) 220 v. electric vehicle plug in fixture in each enclosed garage of the single family and multi-family planning areas. The Applicant shall also provide EV charging stations within the commercial retail portion of the project consistent with the requirements the State Cal Green Building Code.	On-Going	Planning & Building Departments	

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

**Air Quality Resources**

18.	<b>4.3.6.1A.</b> All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project contractor will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	During grading or construction operations	City Planning Department	
19.	<b>4.3.6.1B.</b> Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	Prior to issuance of grading permit	City Planning Department	
20.	<b>4.3.6.1C.</b> During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.	During grading activities	City Planning Department	
21.	<b>4.3.6.3A.</b> Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy	Prior to issuance of building permit	City Planning and Building Departments	

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	<p>conservation would also be acceptable):</p> <ul style="list-style-type: none"> <li>• Increase in insulation such that heat transfer and thermal bridging is minimized;</li> <li>• Limit air leakage through the structure and/or within the heating and cooling distribution system;</li> <li>• Use of energy-efficient space heating and cooling equipment;</li> <li>• Installation of electrical hook-ups at loading dock areas;</li> <li>• Installation of dual-paned or other energy efficient windows;</li> <li>• Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;</li> <li>• Installation of automatic devices to turn off lights where they are not needed;</li> <li>• Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;</li> <li>• Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;</li> <li>• Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and</li> </ul> <p>Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.</p>			
22.	<b>4.3.6.3B.</b> Prior to issuance of a building permit for each multi-family (apartment) building, the applicant shall demonstrate that the Heating,	Prior to issuance of building permit	City Planning and Building Departments	

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	Ventilating, and Air Conditioning (HVAC) system in each unit is served by an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 14 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)1.			
23.	<b>4.3.6.3C.</b> Prior to issuance of a building permit for each single family unit, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit has an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 8 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)2.	Prior to issuance of building permit	City Planning and Building Departments	
24.	<b>4.3.6.3D.</b> Prior to issuance of an occupancy permit for any residential unit, the applicant shall demonstrate that each unit has or is served by an appropriate air filtration system as outlined in Mitigation Measures 4.3.6.3B and 4.3.6.3C. In addition, the applicant shall provide each homeowner or apartment manager with information on filter system operation and maintenance and product warranties.	Prior to issuance of each occupancy permit	City Building Department	
25.	<b>4.3.6.3E.</b> Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site.	Prior to issuance of first certificate of occupancy	City Building Department	

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**Project No.: PLOT PLAN No. 14-0002**

**Applicant: Eric Flodine, Strata Baxter, LLC - APN: 367-180-015 & 367-180-043**

**City Council Approval Date:  
July 13, 2016**

**Plot Plan 14-0002 - Expiration Date:  
July 13, 2019**

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**Biological Resources**

26.	<p><b>4.4.6.1A.</b> Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future.</p> <p>In the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required.</p> <p>If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional Conservation Authority (RCA), and the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements:</p> <ul style="list-style-type: none"> <li>• The locations of the nests and the owls proposed for relocation.</li> <li>• The locations of the proposed relocation sites.</li> <li>• The numbers of adult owls and juveniles proposed for relocation.</li> <li>• The time of year when relocation is proposed to take place.</li> <li>• The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.</li> <li>• A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.</li> <li>• A detailed description of relocation site preparations (e.g., the</li> </ul>	Prior to the start of ground disturbing activities	City Planning Department	
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	<p>design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).</p> <ul style="list-style-type: none"> <li>Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.</li> </ul>			
27.	<p><b>4.4.6.2A.</b> Prior to ground disturbance or issuance of a grading permit, impacts to 0.36 acre of southern willow scrub/eucalyptus woodland (including 0.33 acre on site and 0.03 acre off site) and 0.10 acre of southern riparian scrub (off site) shall be compensated for by the developer providing no less than a 1:1 ratio of off-site land within the Santa Margarita Watershed or an adjacent watershed to be acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an established off-site mitigation bank or in-lieu fee program. Purchase of mitigation credits shall occur prior to any impacts to the southern willow scrub/eucalyptus woodland or southern riparian scrub habitats. Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat within the Santa Margarita Watershed or an adjacent watershed pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to the southern willow scrub/eucalyptus woodland and southern riparian scrub habitats, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar</p>	<p>Prior to ground disturbance or issuance of grading permit</p>	<p>City Planning Department</p>	

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	habitat with equal or greater function and value than the affected habitat.			
28.	<p><b>4.4.6.3A.</b> Prior to the issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 404 permit from the RWQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ol style="list-style-type: none"> <li>1. Off-site replacement and/or restoration of USACE/RWQCB jurisdictional “waters of the U.S.” or “waters of the State” within the Santa Margarita Watershed at a ratio of no less than 1:1 or within an adjacent watershed at a ratio of no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.</li> <li>2. Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact</li> </ol>	Prior to issuance of grading permit	City Planning Department	

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	<p>area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.</p> <p>3. Approval of a project-specific Determination of a Biologically Equivalent or Superior Preservation (DBESP) report by the resource agencies as appropriate and consistent with established MSHCP procedures.</p>			
29.	<p><b>4.4.6.4A.</b> Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of potentially occurring native and migratory bird species (generally February 1 to September 15). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the MBTA or CFGF are present in the construction zone. If active nests of these species are found, the developer shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected songbird nests. In the event no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, Mitigation Measure 4.4.6.4B shall also apply.</p>	Prior to issuance of grading permits	City Planning Department	

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30.	<b>4.4.6.4B.</b> If it is determined that project-related grading or construction will affect nesting special status avian species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.4A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.	Prior to construction	City Planning Department	
<b>Cultural Resources</b>				
31.	<b>4.5.6.1A.</b> At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	Prior to issuance of grading permit	City Planning Department	
32.	<b>4.5.6.1B.</b> Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Prior to issuance of grading permit	City Planning Department	
33.	<b>4.5.6.1C.</b> Prior to issuance of any grading permit, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said	Prior to issuance of a grading permit	City Planning Department	

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	methodology shall include the requirement for a qualified archaeological monitor and a Pechanga Tribal monitor to be present and to have the authority to temporarily stop and redirect grading activities in order to evaluate the significance of any archaeological and cultural resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.			
34.	<b>4.5.6.1D.</b> If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The City Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Wildomar City Council.	Prior to issuance of grading permit	City Planning Department	
35.	<b>4.5.6.1E.</b> All cultural materials, that are collected during the grading monitoring program and, if applicable, from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in Mitigation	Prior to issuance of grading permit	City Planning Department	

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	Measure 4.5.6.1A shall be tribally 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 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.			
36.	<b>4.5.6.1F.</b> If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to 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 must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure 4.5.6.1A.	During grading activities	City Planning Department	
37.	<b>4.5.6.2A.</b> If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading	Prior to issuance of grading permit	City Planning Department	

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	activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Wildomar. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued.			
38.	<b>4.5.6.2B.</b> A qualified paleontologist shall be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification of a trained professional.	Prior to issuance of a grading permit	City Planning Department	
<b>Geology and Soils</b>				
39.	<b>4.6.6.1A.</b> The developer shall implement the seismic design recommendations of the project geotechnical assessment conducted by Geocon West, Inc. dated March 26, 2015 (revised). These site-specific recommendations shall be incorporated as appropriate into project building plans, project grading, etc.	Prior to issuance of grading permit	Planning and Public Works Depts.	
<b>Noise</b>				
40.	<b>4.12.6.1A.</b> A construction noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan shall identify the location of construction equipment and activity, proximity to identified noise receptors, and demonstrate either a minimum 10 dBA reduction in noise levels off-site, or that noise levels would not exceed 85 dBA at any time when measured at the nearest property line of noise receptors. Methods to mitigate construction noise may include (but shall not be limited to): <ul style="list-style-type: none"> <li>• Install temporary noise control barriers, or equally effective noise</li> </ul>	Prior to issuance of grading permit	City Engineer or Designee	

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	<p>protection measures. The noise barriers shall be maintained and any damage promptly repaired. Noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.</p> <ul style="list-style-type: none"> <li>• During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site.</li> <li>• The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the project site during all project construction.</li> </ul>			
41.	<p><b>4.12.6.2A.</b> To satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria, lots facing the I-15 Freeway will require a Noise Level Reduction (NLR) of up to 27.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). Specific window recommendations will be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details. The preliminary interior noise analysis indicates that in order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project shall provide the following noise mitigation measures:</p> <ul style="list-style-type: none"> <li>• <b>Windows:</b> All windows and sliding glass doors shall be well fitted,</li> </ul>	Prior to issuance of building permit	City Building Official or Designee	

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well weather-stripped assemblies and shall have a minimum STC of 32.

- **Exterior Walls:** Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 x 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
- **Doors:** All exterior doors shall be well weather-stripped solid core assemblies at least 1 3/4" thick.
- **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 1/2" thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code.
- **Landscaping:** A screen of planting containing predominantly evergreen tree and shrub species between the property and the freeway will help to reduce noise and visual impacts associated with freeway vehicle movement.

**Traffic and Circulation**

42. **4.16.6.1A Central Street/Baxter Road intersection:** The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for development on the project site that

Prior to issuance of a certificate of occupancy for

City Engineer or Designee

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	<p>would, combined with any previous development on the site, generate 50 or more AM peak-hour outbound trips at this intersection:</p> <ul style="list-style-type: none"> <li>• Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road</li> <li>• Northbound approach: N/A</li> <li>• Southbound approach: one left-turn lane, one right-turn lane.</li> <li>• Eastbound approach: one left-turn lane, one through lane.</li> <li>• Westbound approach: one through lane, one right-turn lane.</li> </ul> <p>Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM peak hour outbound trips, or the intersection improvements shall be required prior to occupancy.</p>	<p>development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour outbound trips</p>		
43.	<p><b>4.16.6.1B</b> Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses whichever occurs first.</p>	<p>Prior to issuance of first building permit</p>	<p>City Engineer or Designee</p>	
44.	<p><b>4.16.6.1C</b> Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.).</p> <p>Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import</p>	<p>Prior to issuance of grading permit</p>	<p>City Engineer or Designee</p>	

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	activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.			
45.	<b>4.16.6.2A</b> Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses whichever occurs first.	Prior to issuance of first building permit	City Engineer or Designee	
<b><u>Prior to the Issuance of Grading Permits</u></b>				
46.	Prior to the issuance of a grading permit, an Oak Tree Mitigation Plan, (OTMP) prepared by a certified arborist, registered professional forester, botanist, or landscape architect shall be submitted for review and approval by the Planning Director. The OTMP shall include the following:  1) A survey showing the location of oak trees 5 inches or more in diameter at breast height (DBH), as defined by Public Resources Code Section 21083.4(a). 2) The removal of all oak trees 5 inches or more DBH height shall be mitigated. Removal shall be mitigated by planting (or replanting) and maintaining oak trees. A minimum of three native oak trees of 5 gallons or larger size shall be planted for each oak tree removed that is greater than or equal to 5 inches DBH. The trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Replanted oak trees shall be maintained for a period of seven years after they	Prior to Issuance of Grading Permits	Planning Department	

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	<p>are planted. If any of the replanted oak trees die or become diseased, they shall be replaced and maintained for seven years after the new oak trees are planted.</p> <p>3) A replanting schedule and diagram for trees removed or encroached upon by the project shall be submitted to and approved by the City. Replanted trees shall be planted in areas deemed appropriate by the Oak Tree Mitigation Plan, considering future lot development and interference with foundations, fencing, roadways, driveways, and utilities. Trees planted shall be protected from livestock and other animals.</p> <p>4) Oak tree protection measures for trees to be retained within the project site shall be included in construction specifications. Each oak tree to be preserved shall be surrounded by a tree zone identified by the drip-line of the tree. An orange plastic fence or other suitable type of fence shall be used to identify the tree zone during construction activities. No vegetation removal, soil disturbance, or other development activities shall occur within the tree zone in order to protect root systems and minimize compaction of the soil, unless authorized by the Oak Tree Mitigation Plan.</p>			
47.	<p>Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), including payment of the MSHCP Local Development Mitigation Fee and Best Management Practices (specifically Appendix C, Standard Best Management Practices, of the MSHCP).</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Planning Department</p>	
48.	<p>Prior to the Issuance of the 1<sup>st</sup> grading permit, the Applicant, or the Wildomar Historical Society, shall relocate the "Brown House" and</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Planning Department</p>	

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	“Tower” to the property described in, and per the terms, defined in the “Relocation Agreement” required by Planning Condition No. 27 of Tentative Tract Map No. 36674.			
49.	<p>Prior to the issuance of a grading permit for each “planning area” (i.e., Commercial Retail Center, Multi-family Apartments, or Single Family Subdivision), the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning Department including on-site and public right-of-way and shall include a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD’s Water Efficient Landscape Standards as adopted by the City Council on November 12, 2015. The landscape plans shall include the following:</p> <p>a) Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.</p> <p>b) No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plan prior to approval of the grading and site plans.</p> <p>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</p>	Prior to Issuance of Grading Permits	Planning Department	

**ATTACHMENT E – EXHIBIT 1  
BAXTER VILLAGE MIXED-USE PROJECT - CONDITIONS OF APPROVAL**

**Project No.: PLOT PLAN No. 14-0002**

**Applicant: Eric Flodine, Strata Baxter, LLC - APN: 367-180-015 & 367-180-043**

**City Council Approval Date:  
July 13, 2016**

**Plot Plan 14-0002 - Expiration Date:  
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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.
- 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

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	<p>texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.</p> <p>j) No plant materials that could freeze, damage paving, or have thorns are allowed.</p> <p>k) Prior to construction, the job site superintendent and the landscape contractor shall meet with the City's Landscape Architect and Planning Department representative shall meet for a pre-job meeting. No landscaping shall occur prior to the meeting.</p> <p>l) Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457.</p> <p>m) Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season.</p> <p>n) The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.</p>			
50.	<p>Prior to the issuance of the 1<sup>st</sup> grading permit on the property, 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</p>	<p>Prior to Issuance of a Grading Permit</p>	<p>Planning &amp; Engineering Depts.</p>	

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	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.			
51.	Prior to the issuance of the 1 <sup>st</sup> grading permit for each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), the applicant shall submit a final geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
<b><u>Prior to Issuance of Building Permits</u></b>				
52.	Prior to the issuance of the 1st building permit for each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), the Applicant shall prepare a comprehensive sign program for that planning area. The sign program shall be consistent with all applicable provisions of Section 17.252 (Sign Regulations) of the Wildomar Municipal Code, and approved by the Planning Department prior to the issuance of a building permit.	Prior to Issuance of Building Permits	Planning Department	
53.	Prior to the issuance of the 1 <sup>st</sup> building permit within each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), the applicant shall pay all applicable and current Development Impact Fees and City Mitigation Fees as determined by	Prior to Issuance of Building Permits	Planning & Building Departments	

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	the Building and Engineering departments, including but not limited to, regional fees such TUMF, MSHCP, K-Rat fees, School Fees, etc.			
54.	Prior to the issuance of the 1 <sup>st</sup> building permit within each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), the applicant shall the Applicant shall submit for review and approval by the Planning Department an exterior lighting/security lighting plan/photometric survey. Said lighting plan shall comply with all applicable provisions of Section 8.64 (Light Pollution Ordinance) of the WMC.	Prior to Issuance of Building Permits	Planning & Building Departments	

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

55.	Prior to the issuance of the 1 <sup>st</sup> Certificate of Occupancy permit for each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), the Applicant shall provide a Performance Securities, in the amount determined by the City Landscape Architect and Planning Director, to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of eighteen months (1-1/2 years) from the date of final clearance of the installed landscaping. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released eighteen months (1-1/2 years) after final clearance of the installed landscaping by the City. A deposit in the amount determined by the City Landscape Architect and Planning Director, to cover re-inspection of the landscaping at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
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56.	Prior to the issuance of the final Certificate of Occupancy for each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), all required onsite landscape planting and irrigation improvements for the planning area shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
57.	Prior to the Issuance of the final Certificate of Occupancy or each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), all Planning Department conditions listed herein shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	
58.	Prior to issuance of a final occupancy permit or each planning area (i.e., Commercial Retail Center, Multifamily Apartments, or Single Family Subdivision), all Riverside County Fire Department conditions shall be complied with and cleared by the Fire Department. The Applicant shall provide written verification from County Fire that all applicable conditions have been met.	Prior to final Certificate of Occupancy	Planning Dept.	

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

**General Requirements/Conditions**

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

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	compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The developer/applicant shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.			
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.	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	On-Going	Engineering Dept.	

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	or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).			
19.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	On-Going	Engineering Dept.	
20.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
21.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Engineering Dept.	
22.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
23.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
24.	The Applicant shall provide to the City copies of approved Caltrans Permits.	On-Going	Engineering Dept.	

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**Prior to the Issuance of Grading Permits**

25.	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.	
26.	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.	
27.	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.	
28.	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.	
29.	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.	
30.	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.			
31.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the following hydromodification criteria for the project site: "The runoff flow rate, volume, velocity, and duration for the post development condition of the Priority Development Project do not exceed the pre-development (i.e. naturally occurring) condition for the 2 year, 24 hour and 10 year, 24 hour rainfall events. This condition must be substantiated by hydrologic modelling acceptable to City of Wildomar."	Prior to Issuance of a Grading Permit	Engineering Dept.	
32.	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	Prior to Issuance of a Grading Permit	Engineering Dept.	

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mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. The criteria applies to projects that have drainage areas less than 200 to 500 acres as discussed in the RCFC & WCD Hydrology Manual. Specifically, the study will:

- a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project.
- b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition.
- c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method.
- d. The project will assess and document the 100 year 1 hour, 3, hour, 6 hour and 24 hour Calibrated Unit Hydrograph peak flow rates.
- e. The project shall use the calibrated Unit Hydrograph with the

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highest peak flow rate for the detention basin drainage area and perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate. (i.e. If the 100 year, 3 hour Unit Hydrograph results in the highest peak flow rate when compared with 100 year, 1 hour, 6 hour, and 24 hour, the basin routing shall only be performed for the 100 year, 3 hour storm event.)

**Prior to 1st Improvement Plan Submittal**

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 City Council.

Prior to the 1st Improvement Plan submittal

Engineering Dept.

**Prior to Issuance of Building Permits**

35. The Applicant shall have complied with all Conditions of Approval for Tentative Map No. 36674.

Prior to Issuance of a Building Permit

Building Dept.  
Engineering Dept.

36. The developer/owner shall obtain a grading permit and/or approval to construct from the City Engineer.

Prior to Issuance of a Building Permit

Building Dept.  
Engineering Dept.

37. Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Developer.

Prior to Issuance of a Building Permit

Building Dept.  
Engineering Dept.

38. The developer shall provide will serve letters from the appropriate water and sewer agencies.

Prior to Issuance of a Building Permit

Building Dept.

39. The developer shall provide approval letter from Fire Department for fire water service

Prior to Issuance of a Building Permit

Building Dept.  
Fire Dept.

40. The developer shall install streetlights in accordance with the City of

Prior to Issuance of

Building Dept.

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

**ATTACHMENT E – EXHIBIT 1  
BAXTER VILLAGE MIXED-USE PROJECT - CONDITIONS OF APPROVAL**

**Project No.: PLOT PLAN No. 14-0002**

**Applicant: Eric Flodine, Strata Baxter, LLC - APN: 367-180-015 & 367-180-043**

**City Council Approval Date:  
July 13, 2016**

**Plot Plan 14-0002 - Expiration Date:  
July 13, 2019**

**Conditions of Approval**

**Timing/  
Implementation**

**Enforcement/  
Monitoring**

**Verification  
(Date and  
Signature)**

47.	Prior to the issuance of the 1 <sup>st</sup> building permit, the applicant shall submit improvement plans and application for Encroachment Permit to Caltrans for the construction of a new traffic signal at the intersection of the I-15 Southbound Ramp and Baxter Road.	Prior to Issuance of Building Permits	Planning & Public Works Departments	
48.	Prior to the issuance of the 1 <sup>st</sup> building permit, the applicant shall submit improvement plans and application for Encroachment Permit to Caltrans for the construction of a new traffic signal at the intersection of the I-15 Northbound Ramp and Baxter Road.	Prior to Issuance of Building Permits	Planning & Public Works Departments	

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

49.	Prior to the issuance of the 1 <sup>st</sup> Certificate of Occupancy permit for the 22 <sup>nd</sup> single family home or 30 <sup>th</sup> apartment unit or 10,000 square feet of commercial space, the applicant shall begin construction of the Southbound Ramp / Baxter Road traffic signal, or as approved by the Public Works Director.	Prior to the Issuance of Occupancy Permits	Planning and Public Works Depts.	
50.	Prior to the issuance of the 1 <sup>st</sup> Certificate of Occupancy permit for the 22 <sup>nd</sup> single family home or 30 <sup>th</sup> apartment unit or 10,000 square feet of commercial space, the applicant shall begin construction of the Northbound Ramp / Baxter Road traffic signal, or as approved by the Public Works Director.	Prior to the Issuance of Occupancy Permits	Planning and Public Works Depts.	

**RIVERSIDE COUNTY FIRE DEPARTMENT**

**General Conditions**

1.	For residential areas, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all residential structures shall be 500 GPM for a 1-hour duration at 20 PSI.	On-Going	Fire Department	
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BAXTER VILLAGE MIXED-USE PROJECT - CONDITIONS OF APPROVAL**

**Project No.: PLOT PLAN No. 14-0002**

**Applicant: Eric Flodine, Strata Baxter, LLC - APN: 367-180-015 & 367-180-043**

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2.	For commercial, approved standard fire hydrants, located at each intersection, with no portion of any lot frontage more than a maximum of 500 feet from a hydrant. Minimum fire flow for all commercial structures shall be 3,750 GPM for a 4-hour duration at 20 PSI.	On-Going	Fire Department	
3.	All structures shall have fire sprinklers installed.	On-Going	Fire Department	
4.	The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.	On-Going	Fire Department	
5.	Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standards. Access lanes shall be constructed with a surface so as to provide all weather driving capabilities.	On-Going	Fire Department	
6.	Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-11.	On-Going	Fire Department	
7.	These buildings have not been reviewed or approved for high pile/rack storage. Prior to such use, building(s) shall be approved for high-piled storage (materials in closely packed piles or on pallets, or in racks where the top of storage exceeds 12 feet in height, 6 feet for Group A plastics and certain other hazardous commodities) or aerosols products. High-piled and aerosol stock shall be approved by the Fire Department prior to materials being stored on site. A licensed Fire Protection Engineer or a Fire Department approved consultant must	On-Going	Fire Department	

**ATTACHMENT E – EXHIBIT 1  
BAXTER VILLAGE MIXED-USE PROJECT - CONDITIONS OF APPROVAL**

**Project No.: PLOT PLAN No. 14-0002**

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	prepare plans for high-piled storage or aerosol storage in accordance with the 2013 CFC and NFPA 13, 2013 Edition. (Commercial).			
8.	Approved accessible on-site fire hydrants shall be located not to exceed 200 feet apart in any direction. Any portion of the facility or of an exterior wall of the first story of the building shall not be located more than 150 feet from fire apparatus as measured by an approved route around the complex, exterior of the facility or building. No portion of a building shall be further than 400 feet from a fire hydrant. Fire hydrants shall provide the required fire flow.	On-Going	Fire Department	
9.	Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted 3.5 to 5 ft above finished floor, measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed. (Commercial and Multi-Family).	On-Going	Fire Department	
10.	No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2013 California Building Code. No class I, II or IIIA of combustible/flammable liquid shall be used in any amount in the building.	On-Going	Fire Department	
11.	Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2013 California Building Code.	On-Going	Fire Department	

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12.	Gate(s) shall be automatic or manually operated. Install Knox key operated switches, mounted per recommended standard of the Knox Company. Building plans shall include mounting location/position and operating standards for Fire Department approval.	On-Going	Fire Department	
13.	Fire Protection Water System: All water mains and fire hydrants providing required fire flows shall be constructed in accordance with Riverside County ordinances and the California Fire Code.	On-Going	Fire Department	
14.	Adverse impacts: The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increase in the number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers shall participate in the established Development Impact Fee Program to mitigate a portion of these impacts.	On-Going	Fire Department	
15.	Secondary Access: In the interest of public safety, the project shall provide at least two points of access. All access shall be in accordance with Fire Department and City of Wildomar standards. At least two approved points of access shall be maintained throughout any project phasing.	On-Going	Fire Department	
16.	Fire Sprinkler Systems: All residential buildings shall have fire sprinkler systems in accordance with the California Fire Code and California Residential Code, 2013 edition and Riverside County Fire Department standards. Fire sprinkler systems must be installed per NFPA 13, 13D, or 13R, 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.	On-Going	Fire Department	

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17.	Final Fire Requirements: Further review of the project will occur upon receipt of specific project plans. Final fire protection requirements and impact mitigation measures will be determined at that time.	On-Going	Fire Department	
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**ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)**

**General Conditions**

1.	The water connection shall be to an existing 12" PVC water line On Baxter Road (PZ 1476). A looped water system shall be created.	On-Going	EVMWD	
2.	This project will be required to install a 12" sewer line along Central Street from Baxter Road to Front Street.	On-Going	EVMWD	
3.	The applicant will be required to obtain a Will Serve letter from the District.	On-Going	EVMWD	
4.	The Developer will be required to adhere to the Districts Development process submit plans for Plan Check approval, and pay all applicable fees.	On-Going	EVMWD	

END