

ATTACHMENT E

PC Resolution No. 2016-32

Nova Homes Plot Plan No. 15-0129

PC RESOLUTION NO. 2016-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0129) TO DEVELOP THE NOVA HOMES RESIDENTIAL PROJECT CONSISTING OF THE DEVELOPMENT OF 77 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS WITH RELATED ON-SITE RECREATION AND LANDSCAPE AMENITIES ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

WHEREAS, the Planning Department has received an application for a Plot Plan No. 15-0129) to develop 77 single family residential dwelling units for the Nova Homes Residential project site from:

Project Applicant:	Nova Homes, Inc. (Mr. Tom Mungari, Project Manager)
Project Location:	East side of George Avenue approximately 660 feet north of Clinton Keith Road
APN:	362-250-001 & 362-250-026
Project Area:	11.25± acres

WHEREAS, the Planning Commission has the authority to review the proposed Nova Homes Residential Plot Plan No. 15-0129 as proposed in accordance with Title 17, Chapter 17.216 of the Wildomar Municipal Code; and

WHEREAS, in accordance with Section 17.216.050 of the Wildomar Municipal Code, the Planning Department, on October 5, 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. 15-0129 would be considered by the Planning Commission; and

WHEREAS, in accordance with Section 17.216.050 of the Wildomar Municipal Code, the Planning Department, on October 7, 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. 15-0129 would be considered by the Planning Commission; and

WHEREAS, in accordance with Section 17.216.050 of the Wildomar Municipal Code, the Planning Commission on October 19, 2016 held said public hearing at which time the Planning Commission received public testimony from interested persons in support of, or opposition to, the proposed Plot Plan No. 15-0129.

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

SECTION 1. CEQA.

The approval of Plot Plan No. 15-0129 is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on October 19, 2016, at a duly noticed public hearing, the Planning Commission recommended to the City Council adoption of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Nova Homes Residential Development 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 Planning Commission, in light of the whole record before it, including but not limited to the Planning Department’s staff report and all documents incorporated by reference herein, the City’s General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

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

Evidence: The proposed single family development is consistent with the intent of the General Plan land use designation of MHDR as this land use is intended to accommodate single family attached or detached dwelling units at a density range of 5 – 8 units/acre. With a project density of 6.84 units/acre, the plot plan is consistent with the MHDR density requirements. 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 2.1 The proposed project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are

depicted on the General Plan Land Use map proposed for the subject site.

- LU 4.1 The proposed project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
 - LU 6.1 The proposed project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
 - LU 22.1 The proposed project will accommodate the development of single family detached dwellings in an area that is appropriately designated by the General Plan with approval of the GPA.
 - LU 22.4 The proposed project will provide a specific housing type, style and density that is accessible to and, meets the needs, of a range of lifestyles, physical abilities and income levels.
 - LU 22.10 The proposed project is designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
 - LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from Noise, light, fumes, odors, vehicular traffic, parking and operational hazards.
 - LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.
 - H-1.1 The proposed single family project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
 - H-6.1 The proposed single project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.
- B. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

Evidence: The proposed project has been designed to conform to the logical development of the land and to be compatible with the present and future logical

development of the surrounding property. The project site, upon approval of the general plan amendment to MHDR and the change of zone to R-4, the proposed Nova Homes Residential 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 single family development considered 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 George Avenue and Iodine Springs Road in accordance with Public Works and Fire Department standards. Both streets will be fully dedicated and 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 as part of the IS/MND, and traffic impacts have been properly mitigated. As a result, the proposed Nova Homes Residential 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 development of the construction of the proposed 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 IS/MND which analyzed and addressed in detail all drainage impacts that could have resulted from this project. As a result, the proposed Nova Homes Residential 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 36952) to subdivide the property to accommodate the proposed single family project. The tentative tract map has been conditioned to be recorded prior to any occupancy of the project, therefore, the proposed Nova Homes Residential project meets this finding.

SECTION 4. PLANNING COMMISSION ACTION:

The Planning Commission hereby adopts PC Resolution No. 2016-32 recommending City Council approval of Plot Plan No. 15-0129, subject to conditions as illustrated herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 19th day of October 2016, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Erica L. Vega
Assistant City Attorney

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

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 \$2,260.25. 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 is broken down as follows:</p> <p>a. California Department of Fish and Wildlife = \$2,210.25 b. Riverside County Clerk Administrative Fee = \$50.00</p>	December 21,2016	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>Applicant Signature _____ Date _____</p>	December 28, 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	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):
November 9, 2016

Plot Plan 15-0129 - Expiration Date:
November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

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

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	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 Plot Plan No. 15-0129 shall expire on December 14, 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 by the Planning Director in accordance with Chapter 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 (11/14/19). In accordance with Chapter 17.216 of the WMC, Plot Plan No. 15-0129 shall become null and void on December 14, 2021, if grading and/or building permits have not been issued and substantial construction work has commenced on the project site.	December 14, 2019	Planning Department	
5.	Plot Plan No. 15-0129 shall not become effective until 30 days after the second reading of the Ordinance approving Change of Zone No. 15-0129 by the City Council. No final map, grading or building permits shall be issued until after the effective date of the Change of Zone.	February 13, 2017	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.	March 14, 2017	Planning Department	
7.	Within 60 days of the Nova Homes Residential project (Planning Application No. 15-0129) Change of Zone approval by the City	February 14, 2017	Planning Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	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.			
8.	If the Nova Homes Residential project (Planning Application No. 15-0129) 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 Planning Commission taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
10.	The project shall be developed in accordance with the approved plot plan approved by the City Council on November 9, 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	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

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 more cubic yards, the developer shall obtain a grading permit from the Building Dept.	On-Going	Planning & Engineering Depts.	
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	On-Going	Planning Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	of Environmental Health, Local Enforcement Agency (LEA) for all activities related to potential hazardous materials.			
17.	The Applicant shall provide one (1) 220 v. electric vehicle plug in fixture in each enclosed garage of the multi-family townhouse project area in accordance with the provisions of the CalGreen Building Code.	On-Going	Planning & Building Departments	
18.	The Applicant shall comply with all provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, electric vehicle plug-in stations, etc. throughout the commercial retail center. This information shall be shown on the construction documents and verified by the Planning Department prior to the issuance of building permits.	On-Going	Planning & Building Departments	
19.	As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee.	On-Going	Planning & Building Departments	
20.	As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.	On-Going	Planning & Building Departments	
21.	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be	On-Going	Planning & Public Works Departments	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. All parties are aware that the most likely descendant may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer shall accommodate on-site reburial in a location mutually agreed upon by the Parties.			
22.	The project shall comply with California Building Code and Chapter 13.12, Stormwater Drainage System Protection, of the Wildomar Municipal Code.	On-Going	Planning & Public Works Departments	
23.	Compliance with the 2013 California Building Code (or most current version) and the 2013 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations.	On-Going	Planning & Public Works Departments	
24.	Adherence to California Fire Code Chapter 49, which cites specific requirements for wildfire-urban interface areas.	On-Going	Planning & Public Works Departments	
25.	Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMPs) that may be implemented to prevent such deterioration. BMPs are identified in the Water Quality Management Plan.	On-Going	Planning & Public Works Departments	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

CEQA / Mitigated Negative Declaration (MND) Mitigation Measures:

Biological Resources

26.	<p>BIO-1 All developers of the proposed project site shall conduct construction and clearing activities outside of the avian nesting season, February 15–September 15, where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher) shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities may have the potential to disturb or otherwise harm nesting birds.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The exclusion zones shall remain in force until all young have fledged.</p> <p>Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.</p> <p>If construction activities are proposed to occur during the non-breeding season (September 15–February 14), a survey is not required, no further studies are necessary, and no mitigation is required.</p>	<p>Prior to/during any vegetation removal or ground-disturbing activities</p>	<p>City of Wildomar Planning Department</p>	
-----	--	---	---	--

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

27.	BIO-2 If coastal California gnatcatchers are found nesting within or near the project site (approximately 250 feet), all construction-related activities will be suspended until a qualified biologist determines that the young birds have fledged or the nest is no longer active.	Prior to/during any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
28.	BIO-3 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 14 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season if there are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism. If construction is delayed or suspended for more than 14 days after the survey, the area shall be resurveyed. Surveys shall be completed within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.	Fourteen days prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	
29.	BIO-4 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance: Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 15 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated (use of one-way doors and collapse of burrows) by a qualified biologist if there	Prior to any vegetation removal or ground-disturbing activities	City of Wildomar Planning Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

are suitable burrows available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism.

If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season. A qualified biologist must verify through noninvasive methods that the burrow is no longer occupied.

If the relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site that is consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (3/7/2012). The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	<p>monitor the relocation.</p> <p>If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort. The City of Wildomar shall notify the USFWS and the CDFW if owls are found to be present on-site and develop a conservation strategy in cooperation with the USFWS, the CDFW, and the Regional Conservation Authority in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation. Any identified loss shall be reported to the CDFW.</p>			
30.	<p>BIO-5 Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.</p>	Prior to ground disturbance	City of Wildomar Planning Department	
Cultural Resources				
31.	<p>CUL-1 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archaeologist and the Pechanga and Soboba Tribes. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archaeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for</p>	During any ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	<p>identified resources. If the qualified archaeologist determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2, and the Archaeological Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2. For all other cultural resources discovered on the project site, the project archaeologist shall assess the significance of such resources based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. If such resources are determined to be significant by the archaeologist, impacts to the resource shall be mitigated as provided for in the agreement required by CUL-2, if applicable, or in accordance with CUL-3.</p>			
32.	<p>CUL-2 At least 30 days prior to any ground-disturbing activity, the project applicant shall contact the City Planning Department, Pechanga and Soboba Tribes with notification of the proposed grading and shall coordinate with the City of Wildomar and the Tribes to develop an Archaeological Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the handling of archaeological resources; project grading and development scheduling; terms of compensation for the monitors; treatment and final disposition of any archaeological resources, sacred sites, burial goods and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. The terms of the</p>	<p>Thirty days prior to any ground-disturbing construction activities.</p>	<p>City of Wildomar Engineering and Planning Departments</p>	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	agreement shall not conflict with mitigation measures CUL-1, CUL-3, CUL-4, and CUL-5. Two separate agreements must be prepared between the Pechanga Tribe and the developer, and the Soboba Tribe and the developer. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.			
33.	CUL-3 With the exception of archaeological resources, sacred items, burial goods, and human remains for which the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-2 provides a plan for treatment and final disposition, all significant archaeological resources that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to a curation facility, that meets the standards set forth in 36 CFR Part 79 for federal repositories.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
34.	CUL-4 All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified archaeologist in consultation with the appropriate Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
35.	CUL-5 To address the possibility that archaeological resources may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that	During any ground-disturbing construction	City of Wildomar Engineering and	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued upon agreement with the qualified professional and the tribal representatives.

activities

Planning Departments

Geology/Soils

36. **GEO-1** The project applicant shall incorporate the recommendations of the geotechnical/geological engineering study dated July 22, 2015, prepared by Soils Southwest, Inc., into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.

Prior to any ground-disturbing construction activities

City of Wildomar Planning Department and Building and Safety Department

37. **GEO-2** Prior to the issuance of any grading or building permit, the project applicant shall submit a subsequent seismic settlement study to the City of Wildomar for review and approval. The seismic settlement study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level seismic settlement study into project plans as directed by the City Engineer. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the seismic settlement study and comply with all applicable requirements of the latest adopted version of the California

Reviewed as part of the construction plans, and verified prior to occupancy

City of Wildomar Planning Department and Building and Safety Department

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	Building Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.			
38.	GEO-3 To prevent the potential for damage associated with expansion potential, additional expansion testing shall be conducted during site development. If the results of expansion testing indicate moderate to highly expansive soils, the project applicant shall ensure that those soils are pre-saturated to a moisture content and depth specified by the geotechnical engineer, thereby “pre-swelling” the soil prior to constructing the structural foundation or hardscape. This method shall be used in conjunction with a layer of imported non-expansive fill material placed directly below foundations and slabs to control seasonal moisture fluctuations. In addition, stronger foundations, such as rigid mat or grid footing foundations, which can resist small ground movements without cracking, shall be constructed.	Reviewed as part of the construction plans, and verified prior to occupancy	City of Wildomar Planning and Engineering Departments	
39.	GEO-4 Concrete Slab on Grade. Specific design recommendations shall be incorporated into project design as specific in the geotechnical study prepared by Soils Southwest, Inc., dated July 22, 2015. Specific requirements include concrete slab reinforcement methods and materials and concrete curing. In addition, joints (isolation, contraction, and construction) shall be placed in accordance with the American Concrete Institute (ACI) guidelines. Special precautions shall be taken during placement and curing of all concrete slabs. Excessive slump (high water/cement ratio) of the concrete and/or improper curing procedures used during either hot or cold weather conditions could result in excessive shrinkage, cracking,	Prior to any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	or curling in the slabs. All concrete proportioning, placement, and curing shall be performed in accordance with ACI recommendations and procedures.			
40.	GEO-5 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to a State-designated repository such as the Museum of Paleontology at the University of California, Berkeley, or the California Academy of Sciences.	During any ground-disturbing construction activities	City of Wildomar Engineering and Planning Departments	
Noise				
41.	NOI-1 Construction Noise Impacts. Construction of the proposed project would potentially result in relatively high noise levels and annoyance at the closest off-site residential uses. The following best management practices (BMPs) would reduce short-term construction-	Prior to any earth movement permit or activity	City of Wildomar Planning and Public Works Departments	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

related noise impacts resulting from the proposed project:

1. Notification shall be mailed to owners and occupants of all developed land uses immediately bordering the project site, directly across the street from the project site providing a schedule for major construction activities that will occur for the duration of the construction period. In addition, the notification will include the identification of and contact number for a community liaison and a designated construction manager who would be available on-site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contact information for the community liaison and the construction manager will be located at the construction office, City Hall, and the police department.
2. During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. In addition, site grading and excavation activity shall be limited to weekdays between 9:00 a.m. and 4:00 p.m., and no construction activities shall occur on Saturdays, Sundays, or federally recognized holidays.
3. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
4. The construction contractor shall utilize grading and excavation equipment that is certified to generate noise levels of no more than 85 dBA at a distance of 50 feet.

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):
November 9, 2016

Plot Plan 15-0129 - Expiration Date:
November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	<p>5. All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.</p> <p>6. The construction contractor shall erect a temporary noise construction barrier along the eastern and western perimeters of the project site. If a temporary construction barrier is deemed technically infeasible, the contractor shall construct a masonry wall along the eastern and western perimeters of the project prior to any other phase of construction activity, including site grading. The applicant shall demonstrate that the temporary barrier achieves a noise reduction of at least 5 decibels during construction activities.</p> <p>7. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <p>8. The construction contractor shall monitor the effectiveness of noise attenuation measures by taking noise measurements.</p>			
42.	<p>NOI-2 Traffic Noise Impacts. The following mitigation measures shall be implemented for the proposed project for vehicular traffic noise impacts:</p> <ol style="list-style-type: none"> 1. A minimum sound wall height of 6 feet along the western property line along George Avenue for Lot Numbers 1 through 6 and Lot Numbers 76 and 77. 2. A minimum sound wall height of 6 feet along the eastern property line along Iodine Springs Road for Lot Numbers 43 through 51. 	Prior to certificate of occupancy	City of Wildomar Planning Department and Building and Safety Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):
November 9, 2016

Plot Plan 15-0129 - Expiration Date:
November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

3. Double-paned windows with minimum sound transmission class (STC) 30 for first-floor bedrooms on Lot Numbers 49, 50, and 51, and for second-floor bedrooms on Lot Numbers 1 through 6 and Lot Numbers 45 through 51 that are directly exposed to traffic noise.
4. Mechanical ventilation, such as an air conditioning system, in all residential units.

Transportation and Traffic

43. **TRAF-1** The following intersection improvements are required for Existing Plus Ambient Growth Plus Project and Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions. Prior to occupancy, the project applicant shall be required to either construct, or participate in the funding that will lead to the construction of, the following off-site improvements:
- I-15 Freeway Southbound Ramps (NS) at [In Lieu]
 - Baxter Road (EW) – #1
 - Construct Eastbound Right Turn Lane
 - Install Interim Traffic Signal
 - I-15 Freeway Northbound Ramps (NS) at [In Lieu]
 - Baxter Road (EW) – #2
 - Install Interim Traffic Signal

Prior to occupancy

City of Wildomar
Engineering, Building
and Safety and
Planning Departments

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

Prior to the Issuance of Grading Permits

44.	Prior to ground disturbance the developer, applicant or successor in interest shall consult with the California Department of Fish and Game to verify the jurisdictional status of the existing drainages. The City shall be kept informed of the consultation and final determination.	Prior to ground disturbance	Planning Department	
45.	<p>Prior to the issuance of the 1st grading permit, the applicant shall submit two (2) sets of detailed/complete landscape and irrigation construction drawings to the Planning Department including on-site and public right-of-way and shall include a fence/wall plan for review and approval by the Planning Department. Said landscape and irrigation plans shall be prepared by a licensed Landscape Architect and shall comply with all requirements of Section 17.276 (Water Efficient Landscapes) of the Wildomar Municipal Code, and EVMWD's Water Efficient Landscape Standards as adopted by the City Council on December 14, 2016. 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</p>	Prior to Issuance of Building Permits	Planning Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

detector check/backflow device shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device. The detector check and post indicator shall be set back at least 10 feet away from the driveway or sidewalk in a shrub area. Transformers shall be screened with 5 feet of landscaping outside the required setback (18 inches on sides and 8 feet at the front doors).

- d) All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 1 year of the installation.
- e) All parking lot planter areas shall be a minimum of 5 feet wide excluding curbs, walkways and required concrete strip adjacent to parking spaces (6" curb with a 12" wide by 4" deep reinforced concrete strip adjacent). A detail shall be drawn on the civil engineer's plan to illustrate this application in all relevant locations.
- f) All plants within the detention basin shall be California native. The trees shall include *Quercus agrifolia* (coast live oak) and *Platanus racemosa* (sycamore). The shrubs shall be *Heteromeles arbutifolia* (toyon).
- g) All planting areas damaged during construction shall be replaced at the direction of the City Landscape Architect.
- 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,

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	<p>soil infiltration rate (measured or derived from soil texture/infiltration rate tables), pH and total soluble salts, macro-nutrients, micro-nutrients, recommendations for organic fertilizers and amendments.</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>			
46.	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	Prior to Issuance of Grading Permits	Planning Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	Management Practices (specifically Appendix C, Standard Best Management Practices, of the MSHCP).			
47.	Prior to the issuance of the 1 st 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 all approved entrances/exits onto public roads. This haul permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site. If the proposed material source or disposal site does not have an approved environmental assessment, a grading environmental assessment shall be submitted for review and approval by the Planning Director prior to the issuance of the haul permit.	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	
48.	The grading plan shall include the following information in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which	Prior to Issuance of a Grading Permit	Planning & Engineering Depts.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	<p>is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."</p>			
49.	<p>The grading plan shall include the following information in the Notes Section of the Grading Plan: "If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."</p>	<p align="center">Prior to Issuance of a Grading Permit</p>	<p align="center">Planning & Engineering Depts.</p>	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

50.	Prior to the issuance of the 1 st grading permit, the applicant shall submit a final geotechnical soils reports to the City Engineer for review and approval. 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.	
<u>Prior to Issuance of Building Permits</u>				
51.	The Applicant shall comply with all applicable provisions of the Cal-Green Building Code, including but not limited to, bicycle parking, bike lockers, etc.	Prior to Issuance of Building Permits.	Planning & Building Departments	
52.	Prior to the issuance of building permits, a copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to the Planning Director.	Prior to Issuance of Building Permits	Planning Department	
53.	Prior to the issuance of all building permits, the applicant shall comply with Building Department requirements in obtaining all necessary permits and processing construction drawings.	Prior to Issuance of Building Permits	Planning Department	
54.	Prior to the issuance of the 1st building permit, the Applicant shall prepare a comprehensive sign program. 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	
55.	Prior to the issuance of the 1st building permit for each structure within the project, the applicant shall pay all current Wildomar Development Impact Fees, as determined by the Building and Engineering departments, including but not limited to, regional fees such TUMF, MSHCP, K-Rat fees, School Fees, etc.	Prior to Issuance of Building Permits	Planning & Building Departments	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

56.	Prior to the issuance of the 1st building permit, the applicant shall submit for review and approval by the Planning and building departments 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

57.	Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning Department to schedule the final inspection(s).	Prior to the Issuance of Occupancy Permits	Planning Dept.	
58.	Prior to the issuance of occupancy permits, all required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. An irrigation audit may be required. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to the Issuance of Occupancy Permits	Planning Dept.	
59.	Prior to the issuance of occupancy permits, the following conditions shall be satisfied: <ul style="list-style-type: none"> • Performance securities, in the amount determined by the City Landscape Architect and Planning Director, shall be provided to guarantee the adequate maintenance of the landscaping materials 	Prior to the Issuance of Occupancy Permits	Planning Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	<p>and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained in accordance with the approved landscape plans. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City.</p> <ul style="list-style-type: none"> • The owner's Landscape Architect shall provide inspection of the landscaping. The Landscape Architect shall provide the City with the Certificate of Landscape Design. • The project landscape contractor shall provide the City with the Landscape Installation Certification of Completion stating that the landscaping was installed per the approved plans. The City will review the Certificate and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans. 			
60.	<p>Prior to the issuance of the final Certificate of Occupancy, all required onsite landscape planting and irrigation improvements shall have been installed and fully operational consistent with the approved construction plans. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The Applicant shall contact the Planning</p>	<p align="center">Prior to the Issuance of Occupancy Permits</p>	<p align="center">Planning Dept.</p>	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	Department to schedule the final inspection(s).			
61.	Prior to issuance of a final occupancy permit, 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.	
62.	Prior to the Issuance of the final Certificate of Occupancy, all Planning Department conditions listed herein shall be completed to the satisfaction of the Planning Department.	Prior to final Certificate of Occupancy	Planning Dept.	

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Requirements/Conditions

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

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

5.	The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.	On-Going	Public Works	
6.	Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s.	On-Going	Engineering Dept.	
7.	For commercial/industrial projects, the developer/applicant shall submit a Business Registration application to the city for approval. The Business Registration shall indicate that this business is required to submit a Stormwater Compliance Deposit to the City for ongoing Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The developer/applicant shall also provide to the Planning Department, as part of the Business' Statement of Operations, a copy of the educational materials, business' handbook, training or similar documents describing the business' best management practices for storm water pollution prevention.	On-Going	Engineering Dept.	
8.	The developer/applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District's website.	On-Going	Engineering Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

9.	The developer/owner/tenant shall comply with all applicable laws and regulations regarding the proper disposal of waste materials generated from the business.	On-Going	Engineering Dept.	
10.	The Developer shall dedicate, design and construct all improvements in accordance the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.	On-Going	Engineering Dept.	
11.	The Developer shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.	On-Going	Engineering Dept.	
12.	All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Wildomar. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department.	On-Going	Engineering Dept.	
13.	All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Engineering Dept.	
14.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area.	On-Going	Engineering Dept.	
15.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	On-Going	Engineering Dept.	
16.	All retaining walls shall require a separate permit from the Building Department.	On-Going	Building Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.	On-Going	Engineering Dept. Planning Dept.	
18.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred or covered under the City's Community Facility District (CFD Services).	On-Going	Engineering Dept.	
19.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	Prior to Map Recordation	Engineering Dept.	
20.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Engineering Dept.	
21.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a	On-Going	Engineering Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.			
22.	All above-ground utilities, including but not limited to communication and power that are 33KV in size or less, shall be undergrounded by the developer in accordance with City requirements. The undergrounding of utilities shall be reflected on the project improvement plans.	On-Going	Engineering Dept.	
23.	All flood control plans to be reviewed by the City or the Riverside County Flood Control District (RCFCD) shall be submitted through the City of Wildomar, unless otherwise directed by the City Engineer. For projects requiring RCFCD review the developer shall pay the appropriate fees to RCFCD.	On-Going	Engineering Dept.	
<u>Prior to the Issuance of Grading Permits</u>				
24.	The developer shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. The findings and recommendations shall reflect current conditions and the report shall be no older than one (1) year. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Wildomar.	Prior to Issuance of a Grading Permit	Engineering Dept.	
25.	The developer shall obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.	Prior to Issuance of a Grading Permit	Engineering Dept.	
26.	The project specific SWPPP and an Erosion/Sediment Control plan shall be approved by the City Engineer.	Prior to Issuance of a Grading Permit	Engineering Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

27.	The Developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES); obtain a construction permit from the State Water Resource Control Board (SWRRCB); and, reference the WDID number on the improvement/grading plans.	Prior to Issuance of a Grading Permit	Engineering Dept.	
28.	The developer shall have obtained approval for the import/export location from the City of Wildomar. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of a Grading Permit	Engineering Dept.	
29.	A licensed engineer shall prepare and submit a Water Quality Management Plan (WQMP) Applicability Checklist; determine if a WQMP is applicable for this project; and, sign and stamp the WQMP checklist with their license seal.	Prior to Issuance of a Grading Permit	Engineering Dept.	
30.	If the WQMP is required, an approved Final Water Quality Management Plan (WQMP), in conformance with the requirements of the San Diego and/or Santa Ana Regional Water Quality Control Board. Applicant shall confirm the watershed requirements relative to their project location shall be approved by the City Engineer prior to issuance of a grading permit. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Wildomar's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of	Prior to Issuance of a Grading Permit	Engineering Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	the City Engineer. These BMPs shall be consistent with the Final WQMP and installed and maintained to the satisfaction of the City Engineer. The project shall use the following hydromodification criteria for the project site: "The runoff flow rate, volume, velocity, and duration for the post development condition of the Priority Development Project do not exceed the pre-development (i.e. naturally occurring) condition for the 2 year, 24 hour and 10 year, 24 hour rainfall events. This condition must be substantiated by hydrologic modelling acceptable to City of Wildomar."			
31.	If the project location is within the Santa Ana River Watershed: Prior to the issuance of a grading permit, the developer is to provide the appropriate documentation that will allow this project a waiver for mitigation volume related to the Lake Elsinore sub watershed of the Santa Ana Watershed. Please note the City is not a permittee in the MS4 permit for the Santa Ana River Watershed (Lake Elsinore) and is governed only by the MS4 permit for the Santa Margarita Watershed, therefore the Applicant needs to provide evidence that this waiver has been approved by the Santa Ana Regional Water Quality Control Board. Otherwise volume has to be addressed.	Prior to Issuance of a Grading Permit	Engineering Dept.	
32.	A Grading Agreement and a Storm Water Management Facilities Agreement shall be approved by the City Engineer and/or City Council.	Prior to Issuance of a Grading Permit	Engineering Dept.	
33.	The developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to	Prior to Issuance of a Grading Permit	Engineering Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

	<p>mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Wildomar's Hydrology Manual, Improvement Standards, and to the satisfaction of the City Engineer. Specifically, the study will:</p> <ol style="list-style-type: none"> a. Analyze the detention basin drainage area for a project using the Rational Method 100-year storm event for the pre-project and post-project. b. Analyze 4 hydrographs for the detention basin drainage area for a project using the Unit Hydrograph 100-year storm event for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations for post-project condition. c. Using the Unit Hydrographs determine which duration provides the highest flow rate. Adjust parameters such as lag time, flow line roughness coefficient or other parameters to calibrate Unit Hydrograph model to provide results similar to the Rational Method. d. Using the calibrated Unit Hydrograph for the detention basin drainage area perform basin routing analysis to demonstrate that the outflow is less than the pre-project Rational Method flow rate. 			
34.	The developer shall show all easements per the Title Report to the satisfaction of Public Works. Any conflict with existing easements resulting in the site being redesigned potentially requires a minor change or amendment approval by Planning Commission.	Prior to the 1st Improvement Plan submittal	Engineering Dept.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

Prior to Issuance of Building Permits

35.	Comply with the Conditions of Approval for Tentative Tract Map 36952	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
36.	Language shall be included in the CC&R's requiring residents to park in the garages.	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
37.	Interior private streets may have on-street parking where designated on the site plan. All other areas of the site shall be posted "No Parking".	Prior to Issuance of a Building Permit	Building Dept. Engineering Dept.	
38.	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.	
39.	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.	
40.	The developer shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of a Building Permit	Building Dept.	
41.	The developer shall provide approval letter from Fire Department for fire water service	Prior to Issuance of a Building Permit	Building Dept. Fire Dept.	
42.	The developer shall install streetlights in accordance with the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Ordinances and to the satisfaction of the City Engineer.	Prior to Issuance of a Building Permit	Building Dept. Public Works Dept.	
43.	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.	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):
November 9, 2016

Plot Plan 15-0129 - Expiration Date:
November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

44.	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.	
45.	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.	
46.	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.	
47.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of a Building Permit or Certificate of Occupancy	Building Dept.	
48.	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.	

RIVERSIDE COUNTY FIRE DEPARTMENT

General Conditions

1.	Provide a fire hydrant system in accordance with Riverside County Ordinance 460, including fire hydrants spaced not more than 330 feet apart and capable of providing a fire flow of 1,000 GPM for 2 hours at 20 PSI.	On-Going	Fire Department	
----	---	----------	-----------------	--

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

2.	Prior to building permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to bringing any combustible building materials on site. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and access. Approved water plans must be at the job site.	On-Going	Fire Department	
3.	Install blue reflectors in roads and alleys to indicate fire hydrant locations per Riverside County Fire Department standards.	On-Going	Fire Department	
4.	All portions of buildings or of an exterior wall of the first story of all buildings shall be within 150 feet from fire apparatus as measured along an approved route around the complex, exterior of the facility, or building.	On-Going	Fire Department	
5.	Fire apparatus access road(s) shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Access lanes shall be designed to withstand the weight of 75,000 pounds over two axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all-weather driving capabilities.	On-Going	Fire Department	
6.	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus.	On-Going	Fire Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

City Council Approval Date (Plot Plan 15-0129):

November 9, 2016

Plot Plan 15-0129 - Expiration Date:

November 9, 2019

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

7.	No parking shall be allowed in roads or alleys less than 24 feet wide as measured between curb faces. Provide "No Parking Fire Lane" signs per Riverside County Fire Department standards.	On-Going	Fire Department	
8.	Residential fire sprinklers are required in all one and two family dwellings per the California Residential code, California Building Code and the California Fire Code. Install Fire Sprinkler Systems per the California Residential Code or NFPA 13D, 2013 Edition. Plans must be submitted to the Fire Dept. for review and approval prior to installation.	On-Going	Fire Department	
9.	Display street numbers in a prominent location on the address side of building(s) and/or rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours.	On-Going	Fire Department	
10.	All buildings greater than 3,600 square feet in area require a fire sprinkler system. All residential use buildings require a fire sprinkler system. Fire sprinkler systems shall be designed and installed per NFPA 13, 13D or 13R, 2013 Edition. The PIV and FDC shall be located to the front, within 25 to 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A licensed C-16 contactor must submit plans, along with current permit fees, to the Fire Department for review and approval prior to installation.	On-Going	Fire Department	
11.	Prior to final inspection, provide a Knox rapid entry system for the clubhouse, pool area, and any entry gates to the development as necessary. The pool area and clubhouse should have at minimum a Knox 3200 series key box installed next to the approved Fire	On-Going	Fire Department	

**ATTACHMENT E – EXHIBIT 1
NOVA HOMES RESIDENTIAL PROJECT - CONDITIONS OF APPROVAL**

Project No.: PLOT PLAN No. 15-0129

Applicant: Nova Homes, Inc. - APN: 362-250-001 & 362-250-026

**City Council Approval Date (Plot Plan 15-0129):
November 9, 2016**

**Plot Plan 15-0129 - Expiration Date:
November 9, 2019**

Conditions of Approval

**Timing/
Implementation**

**Enforcement/
Monitoring**

**Verification
(Date and
Signature)**

Department access door or gate. Required order forms and installation standards may be obtained at the Fire Department.

ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)

General Conditions

1.	Subarea water and sewer master plans shall be prepared by the applicant and approved by the District prior to formal plan submittal. This subarea mater plan shall evaluate water and sewer system capacities as per District design standards.	On-Going	EVMWD	
2.	Recycled water, when available, shall be used to water parks, open spaces and street medians. The applicant needs to prepare plans, and construct recycled water mains in Westpark Promenade.	On-Going	EVMWD	
3.	Water shall be connected to the 16' PVC water main (1650 pressure zone).	On-Going	EVMWD	
4.	Individual water meters are required for each condominium building.	On-Going	EVMWD	
5.	Applicant will be required to follow the Districts Plan Check procedures.	On-Going	EVMWD	
6.	The Developer will be required to adhere to the Districts Development process, and pay all applicable fees.	On-Going	EVMWD	

END