

**CITY OF WILDOMAR**

**PLANNING DIRECTOR HEARING AGENDA**

**2:00 P.M. - SPECIAL MEETING OF**

**JULY 12, 2018**



City Council Chambers  
23873 Clinton Keith Road, Suite #105/106

Matthew Bassi, Planning Director  
Thomas D. Jex, City Attorney

## **PLANNING DIRECTOR SPECIAL MEETING AGENDA July 12, 2018**

**ORDER OF BUSINESS:** Public sessions of Planning Director meeting begins at 2:00 p.m.

**REPORTS:** All agenda items and reports are available for review at the Planning Department, Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at [http://www.cityofwildomar.org/government/agendas\\_\\_minutes/directors\\_hearing\\_agendas\\_\\_minutes/](http://www.cityofwildomar.org/government/agendas__minutes/directors_hearing_agendas__minutes/). Any writings or documents provided to the Planning Director regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

**PUBLIC COMMENTS:** Prior to the business portion of the agenda, the Planning Director will receive public comments regarding any items or matters within the jurisdiction of the Planning Director. The Director will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a Public Comment Card available at the Chamber door. The completed form is to be submitted to the Secretary prior to an individual being heard. Lengthy testimony should be presented to the Director in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

**CONSENT CALENDAR:** Consent Calendar items will be acted on by one roll call vote unless the Director, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

**RIGHT TO APPEAL:** Any decision of the Planning Director may be appealed to the Planning Commission provided the required appeal application and filing fee are submitted to the City Clerk ten (10) calendar days after the Planning Director's action.

**PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.**

## **CALL TO ORDER – SPECIAL MEETING - 2:00 P.M.**

### **PUBLIC COMMENTS**

This is the time when the Planning Director receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Director to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Director will turn the matter over to the Planning Department who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. **Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally.** The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Planning Director.

### **APPROVAL OF THE AGENDA AS PRESENTED**

The Planning Director to approve the agenda as it is herein presented, or, if it is the desire of the Commission, the agenda can be reordered, added to, or have items tabled at this time.

#### **1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

##### **1.1 Planning Director Hearing Minutes – October 31, 2017 – Special Meeting:**

**RECOMMENDATION:** Staff recommends the Planning Director approve the October 31, 2017 meeting minutes as submitted.

## **2.0 PUBLIC HEARINGS**

### **2.1 Tentative Parcel Map No. 37523 (PA No. 18-0068):**

Planning Director consideration of the adoption of a CEQA determination and review of a Schedule H Tentative Parcel Map (TPM No. 37523) to subdivide 25.72 acres into two (2) parcels for finance purposes and future single family and multi-family residential development within the approved Baxter Village Mixed-Use project area located at the NEC of the Baxter Road and White Street (APN: 367-180-015).

#### **RECOMMENDATION:**

Staff recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

#### **DH RESOLUTION NO. 2018-01**

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 37523 (PLANNING APPLICATION NO. 18-0068) TO SUBDIVIDE 25.72 ACRES INTO TWO (2) PARCELS FOR FINANCE PURPOSES, SUBJECT TO CONDITIONS, LOCATED AT THE NORTHEAST CORNER OF BAXTER ROAD AND WHITE STREET (APN: 367-180-015), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

## **PLANNING DIRECTOR COMMUNICATIONS**

## **PLANNING STAFF COMMUNICATIONS**

## **FUTURE AGENDA ITEMS**

## **ADJOURNMENT**

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting. I, Matthew C. Bassi, Planning Director, do certify that on or before October 24, 2017, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

- 1) Wildomar City Hall, 23873 Clinton Keith Road.
- 2) U.S. Post Office, 21392 Palomar Street.
- 3) Wildomar Library, 34303 Mission Trail.



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Matthew C. Bassi  
Planning Director

# **1.0 CONSENT CALENDAR**



**CITY OF WILDOMAR**  
**OFFICIAL PLANNING DIRECTOR HEARING MINUTES**  
**FOR THE SPECIAL MEETING OF OCTOBER 31, 2017**

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**CALL TO ORDER:**

The Planning Director's Hearing was called to order by Planning Director, Matthew Bassi at 2:00 P.M. at the Wildomar City Hall, Council Chambers.

Staff Present: Matthew Bassi, Planning Director  
Alfredo Garcia, Assistant Planner  
Dan York, Assistant City Manager/Public Works Director

**PUBLIC COMMENTS:**

There were no public comments.

**1.0 CONSENT CALENDAR:**

**1.1 Planning Director Hearing Special Meeting Minutes – June 20, 2017:**

**RECOMMENDATION:** Staff recommends the Planning Director approve the June 20, 2017 Planning Director hearing minutes as submitted.

**Action:** Planning Director Bassi approved the June 20, 2017 Director hearing minutes as presented.

## **2.0 PUBLIC HEARING ITEMS:**

### **2.1 Parcel Map No. 37276 (PA No. 17-0037):**

Planning Director consideration of the Killarney Lane Parcel Map consisting of a Categorical Exemption and Parcel Map No. 37276 to subdivide 4.36 acres into 3 residential lots located at 34831 Killarney Lane (APN 367-300-009).

Assistant Planner Alfredo Garcia made a brief presentation regarding the parcel map.

Director Bassi open the public hearing and asked for public comments. Thanh Tran, owner, was present for the project presentation.

Joseph Johnson, resident, provided comments with respect to access and street improvements.

Dan York, Assistant City Manager, provided responses and clarification with respect to Mr. Johnson's questions.

With no further discussion, Director Bassi closed the public hearing and adopted DH Resolution No. 2017-02 entitled:

#### **DH RESOLUTION NO. 2017-02**

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15315 (MINOR LAND DIVISIONS – CLASS 15) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PARCEL MAP NO. 37276 (PLANNING APPLICATION NO. 17-0037) TO SUBDIVIDE 4.36 ACRES INTO 3 PARCELS, SUBJECT TO CONDITIONS LOCATED AT 34831 KILLARNEY LANE (APN 367-300-009)

### **PLANNING DIRECTOR COMMUNICATIONS**

There were no Planning Director Communications.

### **FUTURE AGENDA ITEMS**

None.

### **ADJOURNMENT**

Director Bassi adjourned the October 31, 2017 Director Hearing meeting at 2:20 P.M.

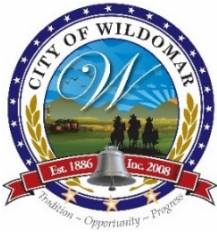




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Matthew C. Bassi,  
Planning Director/Minutes Secretary

## **2.0 PUBLIC HEARINGS**



**CITY OF WILDOMAR – PLANNING DIRECTOR**  
**Agenda Item #2.1**  
**PUBLIC HEARING**  
**Meeting Date: July 12, 2018**

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**TO:** Planning Director, Matthew C. Bassi

**FROM:** Robert Kain, Senior Planner

**SUBJECT: Tentative Parcel Map No. 37523 (PA No. 18-0068):**

Planning Director consideration of the adoption of a CEQA determination and review of a Schedule H Tentative Parcel Map (TPM No. 37523) to subdivide 25.72 acres into two (2) parcels for finance purposes and future single family and multi-family residential development within the approved Baxter Village Mixed-Use project area located at the NEC of the Baxter Road and White Street (APN: 367-180-015).

**STAFF REPORT**

**RECOMMENDATION:**

The Planning Department recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

**DH RESOLUTION NO. 2018-01**

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 37523 (PLANNING APPLICATION NO. 18-0068) TO SUBDIVIDE 25.72 ACRES INTO TWO (2) PARCELS FOR FINANCE PURPOSES, SUBJECT TO CONDITIONS, LOCATED AT THE NORTHEAST CORNER OF BAXTER ROAD AND WHITE STREET (APN: 367-180-015), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

**PROJECT DESCRIPTION:**

The Applicant has proposed a Schedule H Tentative Parcel Map (TPM No. 37523) to subdivide 25.72 acres into two (2) parcels for finance purposes and future single family and multi-family residential development consistent with the approved Baxter Village Mixed-Use project. The proposed project is located at the NEC of the Baxter Road and White Street (APN: 367-180-015).

Project Location/Vicinity and Onsite Conditions:

The project site encompasses approximately 25.72 acres and is located at the northeast corner of the Baxter Road and White Street (APN: 367-180-015). The vicinity/location map below shows the project site/surrounding area.

**Vicinity/Location Map**



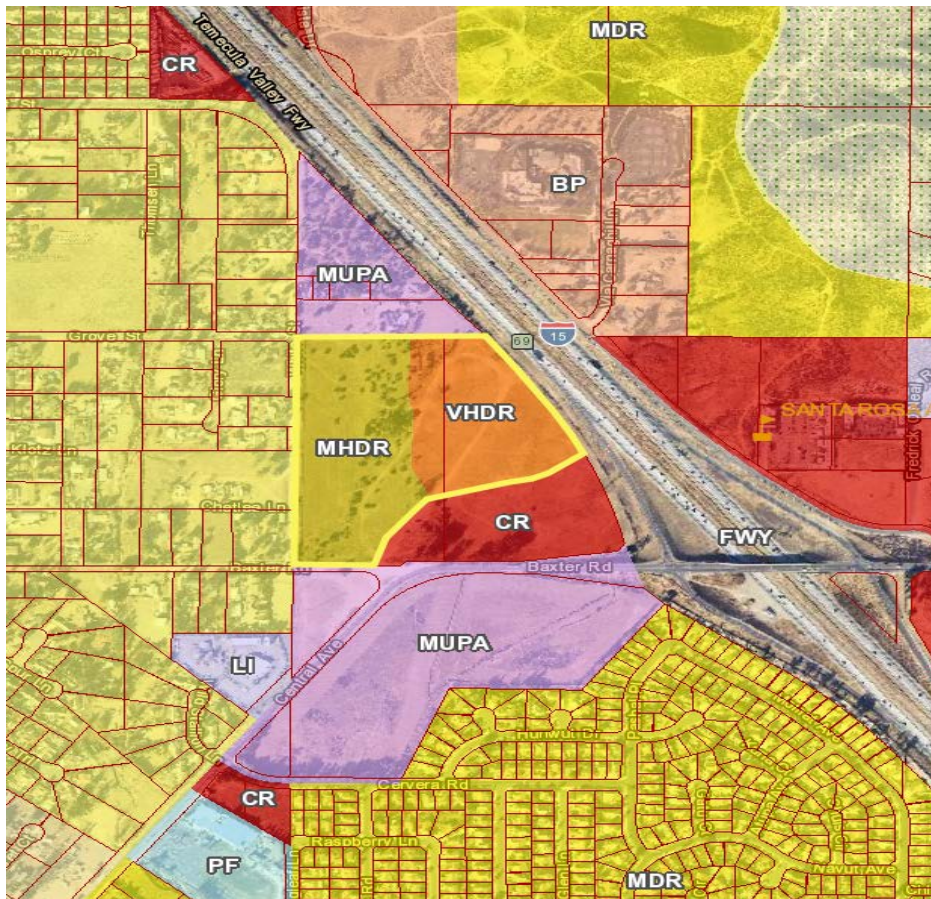
Surrounding Land Uses:

The project site is currently vacant and surrounded by residential lands to the north and west. There is vacant land to the south. The table below summarizes the current uses, land use and zoning designations related to the project site and surrounding properties.

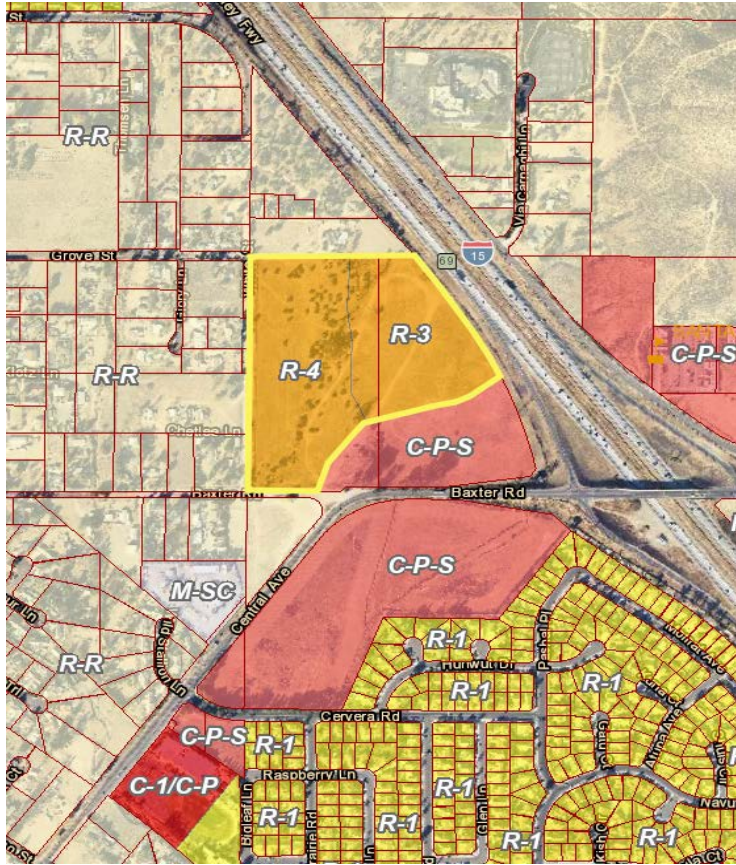
**General Plan Land Use and Zoning Designations Table**

<b>ADJACENT LAND USE, GENERAL PLAN AND ZONING</b>			
<b>Location</b>	<b>Current Land Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning Designation</b>
<b>Subject Property</b>	Vacant	Medium High Density Residential (MHDR)	R-4 (Planned Residential) Zone
		Very High Density Residential (VHDR)	R-3 (General Residential) Zone
<b>North</b>	Existing Residential	Mixed-Use Planning Area (MUPA)	R-R (Rural Residential)
<b>South</b>	Vacant	Commercial Retail (CR) and Mixed Use Planning Area (MUPA)	C-P-S (Scenic Highway Commercial) with MU (Mixed Use Overlay) Zone
<b>East</b>	Neigh. Retail Center	Commercial Retail (CR)	C-P-S (Scenic Hwy. Comm.)
<b>West</b>	Existing Residential	Low Density Residential (LDR)	R-R (Rural Residential)

**General Plan Existing Land Use Exhibit**



## Zoning Designation Exhibit



Tentative Parcel Map No. 37523:

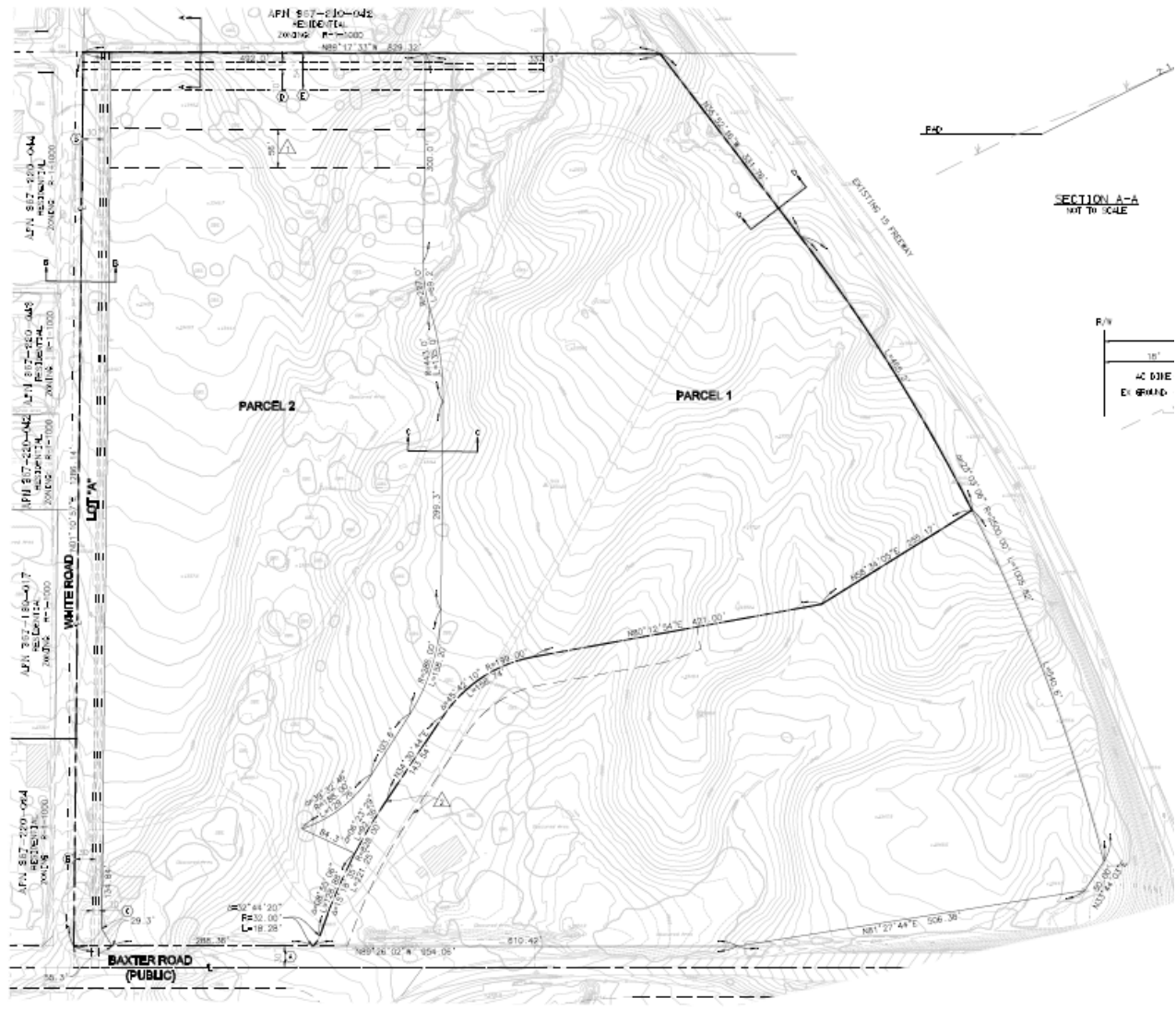
The applicant is proposing Tentative Parcel Map Parcel Map No. 37523 to subdivide 25.72 acres into two (2) parcels for finance purposes and future single family and multi-family residential development within the approved Baxter Village Mixed-Use project area. A reduced exhibit of the parcel map is shown on the following page. The proposed Parcel Map is required to meet minimum R-3 and R-4 development standards outlined in Section 17.44.020 & Section 17.60.020 related to lot size and lot width. A summary of the 2 lot parcel map is provided in the table below. In terms of lot size and depth, the parcel map exceeds the minimum development standards for both the R-3 and R-4 zones.

### Parcel Map No. 37523 – Development Standard Table

PARCEL	MINIMUM LOT SIZE	PROPOSED LOT SIZE (ACRES)	MINIMUM LOT WIDTH	PROPOSED LOT WIDTH	MINIMUM LOT DEPTH	PROPOSED LOT DEPTH	EXCEEDS MINIMUM STANDARDS
1	7,200 s.f.	11.59	60 ft.	300+ ft.	100 ft.	900+ ft.	Yes
2	3,500 s.f.	12.95	40 ft.	240+ ft.	80 ft.	1000+ ft.	Yes

# TENTATIVE PARCEL MAP NO. 37523

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA



## PROJECT ANALYSIS / FINDINGS OF FACT:

### CEQA Determination:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code Public Resources Code § 21080(d) and § 21082.2(d)), an Environmental Impact Report (SCH# 2014121047), was prepared, considered, and certified by the Wildomar City Council on July 13, 2016 for the Baxter Village Mixed-Use project (Planning Application 14-0002). City Council's review also included the certification of the Final Environmental Impact Report/Mitigation Monitoring and Reporting Program and adoption of a Statement of Overriding Considerations for five (5) unavoidable environmental impacts (Impact 4.16.6.1 through 4.16.6.5) the original project. The City prepared and filed a Notice of Determination (NOD) with the Riverside County Clerk and State

Clearinghouse (OPR) on July 14, 2016 in accordance with the prescribed time frames outlined in CEQA.

Tentative Parcel Map No. 37523 under consideration by the Planning Director proposes to subdivide (APN 367-180-015) 25.72 acres into two (2) parcels on the approved single family and multi-family residential development sites within the approved Baxter Village Mixed-Use project. This parcel map does not affect the commercial retail portion of the project (APN: 367-180-043). The intent of the division is to allow sale, financing and construction of each area independently. While TPM No. 37523 map has been reviewed to ensure development can occur should the Baxter Village Mixed-Use project not be constructed, this current proposal is considered a step toward development of the Baxter Village project as approved by the City Council (PA 14-0002) rather than a brand new development proposal. This analysis has evaluated whether the proposed parcel map would result in new or significantly greater environmental impacts than were originally evaluated as part of the certified EIR.

The CEQA Guidelines § 15162 provides that when an EIR has been certified or a negative declaration has been adopted for a project, if a further discretionary approval is required for the project, the lead agency may determine, based on substantial evidence, whether additional environmental review of the project is warranted. More specifically, if one or more of the conditions (noted below) in Guidelines § 15162(a) are present, the lead agency must prepare a subsequent EIR for the project.

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;



- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the conditions in CEQA Guidelines § 15162(a) are present, the lead agency has the discretion to determine whether to require a lesser form of environmental review (such as an addendum) or no further documentation at all (Guidelines § 15162(b)). Based on review of the proposed Parcel Map No. 37523 and all aspects of the original EIR for the Baxter Village Mixed-Use project, the Planning Department has determined that the proposed project is a phase of the approved Baxter Village project, and that the environmental analysis contained in the original Baxter Village Mixed-Use project Environmental Impact Report adequately addresses all environmental impacts.

Therefore, based on the findings below, the Planning Director can conclude with certainty that no additional CEQA documentation is required, nor do any of the findings above meet the criteria that would warrant the preparation of a subsequent EIR for Tentative Parcel Map No. 37523 as permitted in CEQA Guidelines §15162(a)). The Planning Department is recommending that the Planning Director make the following findings:

1) No Substantial Changes to the Project:

No changes are proposed to the original Baxter Village Mixed-Use project with Parcel Map No. 37523. The intent of the parcel map is to allow independent financing and construction of each of the land use types within the approved Baxter Village project. Whether constructed as individual developments, or as a whole, all mitigation measures, and conditions of approval for the Baxter Village Mixed-Use project will continue to remain in full force and effect as appropriate for each land use. Further, the City Engineer has placed conditions of approval on this Parcel Map No. 37523 to ensure that each of the parcels could develop independently should the Baxter Village Mixed-Use project not be developed. Additional discretionary project approvals, subject to a new CEQA process, would be required before any project other than Baxter Village Mixed-Use could be developed on the parcel(s) created by this project

2) No Substantial Changes to the Project's Circumstances:

The Baxter Village Mixed-Use project EIR was certified on July 13, 2016. No changes have occurred to the City's General Plan, or zoning ordinance, nor has any development occurred near the project, that would affect the analysis of the original EIR. As the proposed project does not change the approved project, there are no new impacts, or an increase in the severity of any identified impact. In addition, staff has thoroughly investigated whether the environmental setting for Tentative Parcel

Map No. 37523 has changed since the Baxter Village Mixed-Use project was first approved by the City Council on July 13, 2016, and has determined that the environmental setting is substantially the same as it was when the EIR was certified. Based on this, it can be determined that no substantial changes to the circumstances under which the project is undertaken will require major revisions of the previously adopted environmental document due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

3) No New Information of Substantial Importance:

The City has not been made aware of any new information that was not known and could not have been known at the time the City Council originally approved the Baxter Village Mixed-Use project and certified the EIR that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts. Further, the following determinations are presented:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

The proposed project will allow for financing and independent development of each land use type within the approved Baxter Village project. No change to the Baxter Village project is proposed and all impacts will remain as disclosed in the certified EIR. When developed, all mitigation measures and conditions of approval will apply as appropriate for each of the parcels.

- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The proposed project will allow for financing and independent development of each land use type within the approved Baxter Village project. No change to the Baxter Village project is proposed and all impacts will remain as disclosed in the certified EIR. When developed, all mitigation measures and conditions of approval will apply as appropriate for each of the parcels.

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

As the proposed project does not change any portion of the approved Baxter Village project, and all mitigation measures and conditions of approval will apply to all development beyond final approval of the parcels, there is no need for additional mitigation to be considered by the applicant. There is no additional mitigation associated with the proposed project, and the applicant

agrees to implement mitigation as appropriate for the final parcel map as required by the EIR. The applicant also agrees to the conditions of approval placed on the parcel maps.

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

There are no new or modified mitigation measures or alternatives associated with the proposed project.

Tentative Parcel Map (TPM No. 37523) Findings:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, staff recommends the Planning Director, 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 therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, and any other evidence within the record or provided at the public hearing of this matter, find and determine as follows:

- A. The proposed Parcel map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Parcel Map No. 37523 is consistent with the City's General Plan in that the land use designations of MHDR and VHDR are intended to provide for the development of single family and multi-family uses. Further, the single family residential and multi-family residential developments within the project area are consistent with the approved Baxter Village Mixed-Use project which designated these parcels for single family and multi-family uses. As these residences are proposed as "rental" and ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential areas will be built at a density that is in compliance with the MHDR (5 - 8 units/acre) and VHDR (14 – 20 units/acre) density standards. Thus, the proposed Parcel Map is consistent with the General Plan. There is no specific plan governing this project or the general area. The project is also consistent with General Plan land use policies:

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

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

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses approximately 25.72± acres and the tentative map proposes to subdivide the project area into 2 lots to accommodate a single family project area and a multi-family project area. Given the density allowed by the MHDR land use designation (5 - 8 units/acre), the proposed single family project area falls within this density range as it is set at 5.3 units/acre. Given the density allowed by the VHDR land use designation (14 - 20 units/acre), the proposed multi-family project area falls within this density range as it is set at 18 units/acre.

- D. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The subject parcels are within the Baxter Village Mixed-Use project planning area. The City Council certified an Environmental Impact Report (EIR) for the Baxter Village Mixed-Use project, including Tentative Tract Map No. 36674 which propose residential development that is consistent with this proposal. The EIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 45-day public review period in accordance with CEQA law. All comments on the DEIR from the commenters have been responded to as outlined in the FEIR. As the DIER analyzed impacts to wildlife resources, etc., the DEIR determined that the design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP) Therefore, the proposed Parcel Map meets this finding.

- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code and Subdivision Ordinance . The design and construction of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to storm water runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed Parcel map project meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

#### **PUBLIC NOTICING/COMMUNICATION:**

In accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on June 27, 2018 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 July 12, 2018 Director hearing for which Tentative Parcel Map No. 37523 would be considered by the Planning Director.

In accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on July 2, 2018 published a legal notice in the “Press Enterprise”, a local newspaper of general circulation, in compliance with State law notifying the general public of the date and time of the July 12, 2018 Director hearing for which Tentative Parcel Map No. 37523 would be considered by the Planning Director.

Further, in accordance with Ordinance No. 135, the Planning Department on July 2, 2018 posted two (2) public hearing notice “sign board” at the project site (on Baxter Road and White Street) identifying hearing information for area residents regarding the July 12, 2018 Director hearing for which Tentative Parcel Map No. 37523 would be considered by the Planning Director.

Respectfully Submitted,  
Robert Kain  
Senior Planner

Reviewed By,  
Mark Teague  
Assistant Planning Director

**ATTACHMENTS:**

- A. DH Resolution No. 2018-01 for Tentative Parcel Map No. 37523  
Exhibit 1 - Conditions of Approval Matrix
- B. Tentative Parcel Map No. 37523 Subdivision Map Exhibit

**INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:**

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Subdivision Ordinance (Title 16 of the WMC)
- City of Wildomar Zoning Ordinance (Title 17 of the WMC)

# **ATTACHMENT A**

**DH Resolution No. 2018-01**

**DH RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 37523 (PLANNING APPLICATION NO. 18-0068) TO SUBDIVIDE 25.72 ACRES INTO TWO (2) PARCELS FOR FINANCE PURPOSES, SUBJECT TO CONDITIONS, LOCATED AT THE NORTHEAST CORNER OF BAXTER ROAD AND WHITE STREET (APN: 367-180-015), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162**

**WHEREAS**, an application for Tentative Parcel Map No. 37523 to subdivide 25.72 acres into 2 parcels for residential development has been filed by:

Applicant / Owner:	Strata Baxter, LLC
Project Location:	Northeast corner of Baxter Road and White Street
APN Number:	367-180-015
Lot Area:	27.72 acres

**WHEREAS**, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Director of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Parcel Map No. 37523; and

**WHEREAS**, in accordance with Government Code Section 66452.3, the City has provided the applicant with a copy of the Planning Department staff report and resolutions for Tentative Parcel Map No. 37523 containing staff's recommendation to the Planning Director at least three (3) days prior to the below referenced noticed public hearing; and

**WHEREAS**, the proposed Tentative Parcel Map No. 37523 is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

**WHEREAS**, the proposed Tentative Parcel Map application is considered Categorically Exempt as defined by Section 15315 (Minor Land Divisions – Class 15) of the California Environmental Quality Act, Public Resources Code § 21000 et seq. ("CEQA"); and

**WHEREAS**, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on June 27, 2018 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 the Tentative Parcel Map No. 37523 would be considered by the Planning Director; and



**WHEREAS**, in accordance with Ordinance No. 135, the Planning Department on July 2, 2018 posted two (2) public hearing notice sign board at the subject site notifying the general public and area residents of the date and time of the July 12, 2018 Planning Director meeting for Tentative Parcel Map No. 37523; and

**WHEREAS**, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on July 2, 2018 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 Tentative Parcel Map No. 37523 would be considered by the Planning Director; and

**WHEREAS**, in accordance with Section 16.12.140 of the Wildomar Municipal Code, the Planning Director on July 12, 2018 held said public hearing at which time the Planning Director received public testimony from interested persons in support of, or opposition to, the proposed Tentative Parcel Map No. 37523.

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

#### **SECTION 1. CEQA FINDINGS**

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code Public Resources Code § 21080(d) and § 21082.2(d), an Environmental Impact Report (SCH# 2014121047), was prepared, considered, and certified by the Wildomar City Council on July 13, 2016 for the Baxter Village Mixed-Use project (Planning Application 14-0002). City Council's review also included the certification of the Final Environmental Impact Report/Mitigation Monitoring and Reporting Program and adoption of a Statement of Overriding Considerations for five (5) unavoidable environmental impacts (Impact 4.16.6.1 through 4.16.6.5) the original project. The City prepared and filed a Notice of Determination (NOD) with the Riverside County Clerk and State Clearinghouse (OPR) on July 14, 2016 in accordance with the prescribed time frames outlined in CEQA.

Tentative Parcel Map No. 37523 under consideration by the Planning Director proposes to subdivide (APN 367-180-015) 25.72 acres into two (2) parcels on the approved single family and multi-family residential development sites within the approved Baxter Village Mixed-Use project. This parcel map does not affect the commercial retail portion of the project (APN: 367-180-043). The intent of the division is to allow sale, financing and construction of each area independently. While TPM No. 37523 map has been reviewed to ensure development can occur should the Baxter Village Mixed-Use project not be constructed, this current proposal is considered a step toward development of the Baxter Village project as approved by the City Council (PA 14-0002) rather than a brand new development proposal. This analysis has evaluated whether the proposed parcel map would result in new or significantly greater environmental impacts than were originally evaluated as part of the certified EIR.

Therefore, based on review of the proposed Parcel Map No. 37523 and all aspects of the original EIR for the Baxter Village Mixed-Use project, the Planning Department is recommending that the Planning Director make the following findings to conclude that the proposed Parcel Map No. 37523 does not trigger any of the conditions that would require the preparation of a subsequent EIR (as noted in CEQA Guidelines § 15162(a)) and that no further CEQA documentation is required.

1) No Substantial Changes to the Project:

No changes are proposed to the original Baxter Village Mixed-Use project with Parcel Map No. 37523. The intent of the parcel map is to allow independent financing and construction of each of the land use types within the approved Baxter Village project. Whether constructed as individual developments, or as a whole, all mitigation measures, and conditions of approval for the Baxter Village Mixed-Use project will continue to remain in full force and effect as appropriate for each land use. Further, the City Engineer has placed conditions of approval on this Parcel Map No. 37523 to ensure that each of the parcels could develop independently should the Baxter Village Mixed-Use project not be developed. Additional discretionary project approvals, subject to a new CEQA process, would be required before any project other than Baxter Village Mixed-Use could be developed on the parcel(s) created by this project

2) No Substantial Changes to the Project's Circumstances:

The Baxter Village Mixed-Use project EIR was certified on July 13, 2016. No changes have occurred to the City's General Plan, or zoning ordinance, nor has any development occurred near the project, that would affect the analysis of the original EIR. As the proposed project does not change the approved project, there are no new impacts, or an increase in the severity of any identified impact. In addition, staff has thoroughly investigated whether the environmental setting for Tentative Parcel Map No. 37523 has changed since the Baxter Village Mixed-Use project was first approved by the City Council on July 13, 2016, and has determined that the environmental setting is substantially the same as it was when the EIR was certified. Based on this, it can be determined that no substantial changes to the circumstances under which the project is undertaken will require major revisions of the previously adopted environmental document due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

3) No New Information of Substantial Importance:

The City has not been made aware of any new information that was not known and could not have been known at the time the City Council originally approved the Baxter Village Mixed-Use project and certified the EIR that evidences new or increased significant environmental effects or that new mitigation measures or mitigation measures previously found infeasible are available that would substantially decrease the project's environmental impacts. Further, the following determinations are presented:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

The proposed project will allow for financing and independent development of each land use type within the approved Baxter Village project. No change to the Baxter Village project is proposed and all impacts will remain as disclosed in the certified EIR. When developed, all mitigation measures and conditions of approval will apply as appropriate for each of the parcels.

- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The proposed project will allow for financing and independent development of each land use type within the approved Baxter Village project. No change to the Baxter Village project is proposed and all impacts will remain as disclosed in the certified EIR. When developed, all mitigation measures and conditions of approval will apply as appropriate for each of the parcels.

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

As the proposed project does not change any portion of the approved Baxter Village project, and all mitigation measures and conditions of approval will apply to all development beyond final approval of the parcels, there is no need for additional mitigation to be considered by the applicant. There is no additional mitigation associated with the proposed project, and the applicant agrees to implement mitigation as appropriate for the final parcel map as required by the EIR. The applicant also agrees to the conditions of approval placed on the parcel maps.

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

There are no new or modified mitigation measures or alternatives associated with the proposed project.

## **SECTION 2. MULTI-SPECIES HABITAT CONSERVATION PLAN (MSHCP)**

The Planning Department recommends the Planning Director find that the project is found to be consistent with the MSHCP, and that the project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

### **SECTION 3                    TENTATIVE PARCEL MAP NO. 37523 FINDINGS**

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Director, 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 therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

- A. The proposed Parcel map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Parcel Map No. 37523 is consistent with the City's General Plan in that the land use designations of MHDR and VHDR are intended to provide for the development of single family and multi-family uses. Further, the single family residential and multi-family residential developments within the project area are consistent with the approved Baxter Village Mixed-Use project which designated these parcels for single family and multi-family uses. As these residences are proposed as "rental" and ownership units, the project will provide important housing opportunities to Wildomar residents. Further, the residential areas will be built at a density that is in compliance with the MHDR (5 - 8 units/acre) and VHDR (14 – 20 units/acre) density standards. Thus, the proposed Parcel Map is consistent with the General Plan. There is no specific plan governing this project or the general area. The project is also consistent with General Plan land use policies:

- LU 4.1     The proposed residential developments will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.
- LU 6.1     The proposed residential developments will be developed in accordance with the proposed General Plan land use designations that ensures compatibility and minimizes impacts.
- LU 22.1    The proposed residential developments will accommodate the development of single family / multi-family residences in an area that is appropriately designated by the General Plan.
- LU 22.4    The proposed residential developments will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10   The proposed residential developments are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.

LU 23.1 The proposed land use amendment resulting in the residential areas is properly located and designated in accordance with the General Plan.

H-1.1 The proposed single family and multi-family project areas will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.

H-6.1 The proposed single family and multi-family project areas will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses approximately 25.72± acres and the tentative map proposes to subdivide the project area into 2 lots to accommodate a single family project area and a multi-family project area. Given the density allowed by the MHDR land use designation (5 - 8 units/acre), the proposed single family project area falls within this density range as it is set at 5.3 units/acre. Given the density allowed by the VHDR land use designation (14 - 20 units/acre), the proposed multi-family project area falls within this density range as it is set at 18 units/acre.

- D. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The subject parcels are within the Baxter Village Mixed-Use project planning area. The City Council certified an Environmental Impact Report (EIR) for the Baxter Village Mixed-Use project, including Tentative Tract Map No. 36674 which propose residential development that is consistent with this proposal. The EIR analyzed all the required environmental issues required by CEQA related to fish and wildlife, including their respective habitats. The EIR was circulated for a 45-day public review period in accordance with CEQA law. All comments on the

DEIR from the commenters have been responded to as outlined in the FEIR. As the DEIR analyzed impacts to wildlife resources, etc., the DEIR determined that the design of the subdivision and proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat project with implementation of the proposed mitigation measures as outlined in the Mitigation Monitoring and Report Program (MMRP) Therefore, the proposed Parcel Map meets this finding.

- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code and Subdivision Ordinance . The design and construction of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to storm water runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed Parcel map project meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements

#### **SECTION 4. PLANNING DIRECTOR ACTION.**

Based on the findings above, the Planning Director hereby adopts DH Resolution No. 2018-01 approving Tentative Parcel Map No. 37523 (PA No. 18-0068), subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1, and a determination that none of conditions that would require the preparation of a subsequent EIR (as noted in CEQA Guidelines § 15162(a)) and that no further CEQA documentation is required.

**PASSED, APPROVED AND ADOPTED** this 12th day of July, 2018.

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**Exhibit 1**  
**Conditions of Approval**  
**For TPM No. 37523**

**ATTACHMENT A - EXHIBIT 1  
CONDITIONS OF APPROVAL**

**Project No.: Tentative Parcel Map No. 37523 (Planning Application No. 18-0068)**

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

**TPM No. 37523 (Dir. Hearing Approval Date):**

**July 12, 2018**

**TPM No. 37523 (Expiration Date:)**

**July 12, 2021**

**Conditions of Approval**

**Timing /  
Implementation**

**Enforcement /  
Monitoring**

**Verification (Date  
and Signature)**

**PLANNING DEPARTMENT CONDITIONS**

**General Requirements / Standard Conditions**

1.	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 Planning Director. The notice shall include the required Riverside County Clerk administrative fee (paid by the Applicant) in the amount of <b><u>\$50.00</u></b> .	July 19, 2018	Planning Department	
2.	The Applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department within two weeks of the City Council approval.	July 26, 2018	Planning Department	
	<hr/> <p>Applicant Signature <span style="float: right;">Date</span></p>			
3.	The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and 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,	Ongoing	Planning Department	



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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 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.

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4.	Approval of <i>Tentative Parcel Map No. 37523</i> is subject to a 10-day appeal period. Any appeal of the Planning Director's decision must be made to the City Clerk (accompanied by an official appeal application and \$964.00 filing fee) no later than July 23, 2018 (by 5 pm). Any appeal submitted by the deadline will be reviewed by the Planning Commission in accordance Section 16.04.030.A of the Wildomar Municipal Code at a noticed public hearing.	July 23, 2018	City Clerk & Planning Department	
5.	Approval of <i>Tentative Parcel Map No. 37523</i> shall expire on July 12, 2021 (3 years after approval by the Planning Director) if the final map has not been approved by the City Council and recorded with the Riverside County Clerk. The Applicant may apply for an Extension of Time (EOT) in accordance with Section 16.12.240 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department prior to the expiration date.	July 12, 2021	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 given to the Applicant that the 90-day appeal hereby begins with approval of this project.	October 12, 2018	Planning Department	
7.	Within 60 days of approval of the TPM No. 37523 (PA No. 18-0068) by the Planning Director, the Applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.	Sept. 12, 2018	Planning Department	

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8.	The project shall be subdivided in accordance with the Tentative Parcel Map No. 37523 (and the conditions contained herein) as approved by the Planning Director on July 12, 2018. If needed, the Applicant may request a minor change/revision to be reviewed by the Planning Commission in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	Ongoing	Planning Department	
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**CEQA Mitigation Measures:**

**The following certified/adopted mitigation measures from DEIR #14-0002 still remain in full force and effect for TPM 37523**

**Air Quality Resources**

9.	<b>4.3.6.1A.</b> All rubber-tired dozers and scrapers used during grading operations shall be California Air Resources Board (CARB) Tier 3 certified or better. The project will provide specific equipment information to the City Public Works Department which shall be verified by inspection during construction.	During grading or construction operations	City Planning Department	
10.	<b>4.3.6.1B.</b> Prior to the issuance of grading permits, the project applicant shall provide evidence to the City that grading plans include a requirement for the posting of an on-site sign instructing construction workers to shut off engines at or before five minutes of idling.	Prior to issuance of grading permit	City Planning Department	
11.	<b>4.3.6.1C.</b> During grading operations, no more than 5 acres of land will be disturbed per day to help reduce particulate air pollution on surrounding residences. Violation of this restriction will be cause for work to be halted for a period of one day for each violation.	During grading activities	City Planning Department	

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12.	<p><b>4.3.6.3A.</b> Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the City (Planning and Building Departments) demonstrating that the increment of the Project for which building permits are being requested would achieve a minimum 15% increase in energy efficiencies beyond current California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would demonstrably reduce energy consumption and promote energy conservation would also be acceptable):</p> <ul style="list-style-type: none"> <li>• Increase in insulation such that heat transfer and thermal bridging is minimized;</li> <li>• Limit air leakage through the structure and/or within the heating and cooling distribution system;</li> <li>• Use of energy-efficient space heating and cooling equipment;</li> <li>• Installation of electrical hook-ups at loading dock areas;</li> <li>• Installation of dual-paned or other energy efficient windows;</li> <li>• Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;</li> <li>• Installation of automatic devices to turn off lights where they are not needed;</li> <li>• Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;</li> </ul>	Prior to issuance of building permit	City Planning and Building Departments	
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	<ul style="list-style-type: none"> <li>Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;</li> <li>Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and</li> </ul> <p>Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.</p>			
13.	<b>4.3.6.3B.</b> Prior to issuance of a building permit for each multi-family (apartment) building, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit is served by an air filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 14 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)1.	Prior to issuance of building permit	City Planning and Building Departments	
14.	<b>4.3.6.3C.</b> Prior to issuance of a building permit for each single family unit, the applicant shall demonstrate that the Heating, Ventilating, and Air Conditioning (HVAC) system in each unit has an air-filtration system with an efficiency equal to or exceeding a Minimum Efficiency Reporting Value (MERV) 8 as defined by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2 (2)2.	Prior to issuance of building permit	City Planning and Building Departments	
15.	<b>4.3.6.3D.</b> Prior to issuance of an occupancy permit for any residential unit, the applicant shall demonstrate that each unit has or is served by an appropriate air filtration system as outlined in Mitigation Measures 4.3.6.3B and 4.3.6.3C. In addition, the applicant shall provide each	Prior to issuance of each occupancy permit	City Building Department	

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	homeowner or apartment manager with information on filter system operation and maintenance and product warranties.			
16.	<b>4.3.6.3E.</b> Prior to issuance of the first certificate of occupancy, the Project Applicant shall coordinate with RTA and the City of Wildomar to provide its fair share contribution of a future bus stop improvement within walking distance (approximately a quarter mile or less) to the site.	Prior to issuance of first certificate of occupancy	City Building Department	
<b>Biological Resources</b>				
17.	<b>4.4.6.1A.</b> Within 30 days prior to ground disturbance, a pre-construction survey for burrowing owl shall be conducted to avoid potential direct take of burrowing owls that may occupy the site in the future. In the event no burrowing owls are observed within the limits of ground disturbance, no further mitigation is required. If burrowing owls are identified during the survey periods, the City or project applicant will develop a burrowing owl relocation and conservation strategy that is acceptable to the California Department of Fish and Wildlife, the Western Riverside County Regional Conservation Authority (RCA), and the U.S. Fish and Wildlife Service. If passive or active relocation of the owls is approved for the site by the CDFW, the relocation plan will include the following elements: <ul style="list-style-type: none"> <li>• The locations of the nests and the owls proposed for relocation.</li> <li>• The locations of the proposed relocation sites.</li> <li>• The numbers of adult owls and juveniles proposed for relocation.</li> <li>• The time of year when relocation is proposed to take place.</li> <li>• The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and</li> </ul>	Prior to the start of ground disturbing activities	City Planning Department	

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	<p>relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.</p> <ul style="list-style-type: none"> <li>• A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.</li> <li>• A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).</li> <li>• Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.</li> </ul>			
18.	<p><b>4.4.6.2A.</b> Prior to ground disturbance or issuance of a grading permit, impacts to 0.36 acre of southern willow scrub/eucalyptus woodland (including 0.33 acre on site and 0.03 acre off site) and 0.10 acre of southern riparian scrub (off site) shall be compensated for by the developer providing no less than a 1:1 ratio of off-site land within the Santa Margarita Watershed or an adjacent watershed to be acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an established off-site mitigation bank or in-lieu fee program. Purchase of mitigation credits shall occur prior to any impacts to the southern willow scrub/eucalyptus woodland or southern riparian scrub habitats.</p> <p>Mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-</p>	<p>Prior to ground disturbance or issuance of grading permit</p>	<p>City Planning Department</p>	

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	<p>lieu fee program shall include the preservation, creation, restoration, and/or enhancement of similar habitat within the Santa Margarita Watershed or an adjacent watershed pursuant to a Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to the southern willow scrub/eucalyptus woodland and southern riparian scrub habitats, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring. The goal of the mitigation shall be to preserve, create, restore, and/or enhance similar habitat with equal or greater function and value than the affected habitat.</p>			
19.	<p><b>4.4.6.3A.</b> Prior to the issuance of any grading permit for permanent impacts in either on-site or off-site jurisdictional features, the project applicant shall obtain a Clean Water Act Section 404 permit and an Approved Jurisdictional Determination from the USACE, a Clean Water Act Section 404 permit from the RWQCB, and a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:</p> <ol style="list-style-type: none"> <li>1. Off-site replacement and/or restoration of USACE/RWQCB jurisdictional "waters of the U.S." or "waters of the State" within the Santa Margarita Watershed at a ratio of no less than 1:1 or within an adjacent watershed at a ratio of no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site</li> </ol>	<p>Prior to issuance of grading permit</p>	<p>City Planning Department</p>	



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	<p>mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.</p> <p>2. Off-site replacement and/or restoration of CDFW jurisdictional streambed and associated riparian habitat within the Santa Margarita Watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate where applicable). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation, or through the purchase of mitigation credits at an agency-approved off-site mitigation bank or within an agency-accepted off-site permittee-responsible mitigation area.</p> <p>3. Approval of a project-specific Determination of a Biologically Equivalent or Superior Preservation (DBESP) report by the resource agencies as appropriate and consistent with established MSHCP procedures.</p>			
20.	<p><b>4.4.6.4A.</b> Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC), site preparation activities (removal of trees and vegetation) shall be avoided during the nesting season of potentially occurring native and migratory bird species (generally February 1 to September 15). If site preparation activities must occur during the nesting season, a pre-activity field survey shall be conducted by a qualified biologist prior to issuance of grading permits for such development. The survey shall determine if active nests of species protected by the MBTA or CFGC are present in the</p>	<p>Prior to issuance of grading permits</p>	<p>City Planning Department</p>	

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	construction zone. If active nests of these species are found, the developer shall establish an appropriate buffer zone with no grading or heavy equipment activity within of 500 feet from an active listed species or raptor nest, 300 feet from other sensitive or protected bird nests (non-listed), or 100 feet for sensitive or protected songbird nests. In the event no special status avian species are identified within the limits of disturbance, no further mitigation is required. In the event such species are identified within the limits of ground disturbance, Mitigation Measure 4.4.6.4B shall also apply.			
21.	<b>4.4.6.4B.</b> If it is determined that project-related grading or construction will affect nesting special status avian species, no grading or heavy equipment activity shall take place within the limits established in Mitigation Measure 4.4.6.4A until it has been determined by a qualified biologist that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.	Prior to construction	City Planning Department	
<b>Cultural Resources</b>				
22.	<b>4.5.6.1A.</b> At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of	Prior to issuance of grading permit	City Planning Department	

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	any cultural resources, sacred sites, and human remains discovered on the site.			
23.	<b>4.5.6.1B.</b> Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Prior to issuance of grading permit	City Planning Department	
24.	<b>4.5.6.1C.</b> Prior to issuance of any grading permit, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor and a Pechanga Tribal monitor to be present and to have the authority to temporarily stop and redirect grading activities in order to evaluate the significance of any archaeological and cultural resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities.	Prior to issuance of a grading permit	City Planning Department	
25.	<b>4.5.6.1D.</b> If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for	Prior to issuance of grading permit	City Planning Department	

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	decision. The City Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Wildomar City Council.			
26.	<b>4.5.6.1E.</b> All cultural materials, that are collected during the grading monitoring program and, if applicable, from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in Mitigation Measure 4.5.6.1A shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.	Prior to issuance of grading permit	City Planning Department	
27.	<b>4.5.6.1F.</b> If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely	During grading activities	City Planning Department	

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	descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in Mitigation Measure 4.5.6.1A.			
28.	<b>4.5.6.2A.</b> If paleontological resources (fossils) are discovered during project grading, work will be halted in that area until a qualified paleontologist can be retained to assess the significance of the find. The project paleontologist shall monitor remaining earthmoving activities at the project site and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at an accredited facility approved by the City of Wildomar. Once grading activities have ceased or the paleontologist determines that monitoring is no longer necessary, monitoring activities shall be discontinued.	Prior to issuance of grading permit	City Planning Department	
29.	<b>4.5.6.2B.</b> A qualified paleontologist shall be retained and conduct a pre-construction meeting prior to ground disturbance to instruct workers on proper fossil identification and subsequent notification of a trained professional.	Prior to issuance of a grading permit	City Planning Department	

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**Geology and Soils**

30.	<b>4.6.6.1A.</b> The developer shall implement the seismic design recommendations of the project geotechnical assessment conducted by Geocon West, Inc. dated March 26, 2015 (revised). These site-specific recommendations shall be incorporated as appropriate into project building plans, project grading, etc.	Prior to issuance of grading permit	Planning and Public Works Depts.	
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**Noise**

31.	<b>4.12.6.1A.</b> A construction noise mitigation plan shall be prepared and submitted to the City for review and approval prior to start of construction. The plan shall identify the location of construction equipment and activity, proximity to identified noise receptors, and demonstrate either a minimum 10 dBA reduction in noise levels off-site, or that noise levels would not exceed 85 dBA at any time when measured at the nearest property line of noise receptors. Methods to mitigate construction noise may include (but shall not be limited to): <ul style="list-style-type: none"> <li>• Install temporary noise control barriers, or equally effective noise protection measures. The noise barriers shall be maintained and any damage promptly repaired. Noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.</li> <li>• During all project site construction, the construction conParcelors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction conParcelor shall</li> </ul>	Prior to issuance of grading permit	City Engineer or Designee	
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	<p>place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receivers nearest the project site.</p> <ul style="list-style-type: none"> <li>The construction conParcelor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the project site during all project construction.</li> </ul>			
32.	<p><b>4.12.6.2A.</b> To satisfy the City of Wildomar 45 dBA CNEL interior noise level criteria, lots facing the I-15 Freeway will require a Noise Level Reduction (NLR) of up to 27.7 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g., air conditioning). Specific window recommendations will be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details. The preliminary interior noise analysis indicates that in order to meet the City of Wildomar 45 dBA CNEL interior noise standards, the project shall provide the following noise mitigation measures:</p> <ul style="list-style-type: none"> <li><b>Windows:</b> All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum STC of 32.</li> <li><b>Exterior Walls:</b> Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 × 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.</li> </ul>	Prior to issuance of building permit	City Building Official or Designee	

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- **Doors:** All exterior doors shall be well weather-stripped solid core assemblies at least 1<sup>3</sup>/<sub>4</sub>" thick.
- **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 1/2" thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g., air conditioning) shall be provided which satisfy the requirements of the Uniform Mechanical Code.
- **Landscaping:** A screen of planting containing predominantly evergreen tree and shrub species between the property and the freeway will help to reduce noise and visual impacts associated with freeway vehicle movement.

**Traffic and Circulation**

33. **4.16.6.1A Central Street/Baxter Road intersection:** The following intersection improvements shall be completed prior to the issuance of a certificate of occupancy for development on the project site that would, combined with any previous development on the site, generate 50 or more AM peak-hour outbound trips at this intersection:
- Traffic signal with protected left-turn phasing on the eastbound approach of Baxter Road
  - Northbound approach: N/A
  - Southbound approach: one left-turn lane, one right-turn lane.

Prior to issuance of a certificate of occupancy for development on the project site that would, combined with any pervious development on the site, generate 50 or

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Designee



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	<ul style="list-style-type: none"> <li>• Eastbound approach: one left-turn lane, one through lane.</li> <li>• Westbound approach: one through lane, one right-turn lane.</li> </ul> <p>Any application for development prior to installation of the intersection improvements shall provide to the City an estimate of trips associated with the proposal prepared by a traffic engineer, demonstrating that the number of trips at this intersection are below the threshold of 50 AM peak hour outbound trips, or the intersection improvements shall be required prior to occupancy.</p>	more AM peak-hour outbound trips		
34.	<b>4.16.6.1B</b> Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Southbound Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses_ whichever occurs first.	Prior to issuance of first building permit	City Engineer or Designee	
35.	<b>4.16.6.1C</b> Construction activity associated with soil import activities shall occur outside of the typical morning and evening peak commute hours (i.e., 7:00–9:00 a.m. and 4:00–6:00 p.m.). Prior to the issuance of grading permits, the project applicant shall submit to the City for review and approval, a Construction Traffic Management Plan. Construction-related traffic (including soil import activity) shall operate on the routes and/or during the hours of operation defined in the Construction Traffic Management Plan.	Prior to issuance of grading permit	City Engineer or Designee	
36.	<b>4.16.6.2A</b> Prior to the issuance of the first building permit, application shall be made to Caltrans and the City of Wildomar for construction of a traffic signal and associated improvements at the I-15 Northbound	Prior to issuance of first building permit	City Engineer or Designee	

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Ramps/Baxter Road intersection. Construction of the signals shall begin prior to construction of more than 22 single-family dwelling units (or 30 apartments), or construction of more than 10,000 square feet of commercial retail uses whichever occurs first.

**Prior to the Recordation of the Final Map**

37. Prior to recordation of the final map, the Applicant shall submit two (2) copies of the proposed Covenants, Conditions, and Restrictions (CC&R's) for the entire project area for review and approval by the Planning and Public Works Departments and City Attorney. Submittal of the CC&R's must include a formal letter requesting review and a \$5,000 deposit to cover the cost of review.

The CC&R's shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&R's shall be in the form and content approved by the Planning Director and City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. Said CC&R's shall be recorded concurrently with the final map and a copy of the recorded CC&R's shall be submitted to the Planning and Engineering Departments within 2 weeks of recordation.

Prior to Final Map  
Recordation

Planning and Pub.  
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**PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS**

**General Requirements / Standard Conditions**

1.	The developer shall obtain City approval for any modifications or revisions to the approval of this project. Substantial deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Public Works Dept.	
2.	The developer/owner or construction 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 Dept.	
3.	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	Public Works Dept.	
4.	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	Public Works Dept.	
5.	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	Public Works Dept.	

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6.	The developer shall annex into the City's Community Facility District (CFD Services) and pay associated costs for annexation. Should this project lie within any assessment/benefit district that duplicates the services to be covered under CFD Services then the developer shall de-annex from said assessment/benefit district.	On-Going	Public Works Dept.	
7.	The developer shall design and construct all driveways in accordance with the City of Wildomar Improvement Standards.	On-Going	Public Works Dept.	
8.	The developer shall design and construct street lights in accordance with the City of Wildomar Improvement Standards and Specifications, City Municipal Code and to the satisfaction of the City Engineer.	On-Going	Public Works Dept.	
9.	The improvement plans for the required public improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the City Engineer.	On-Going	Public Works Dept.	
10.	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	Public Works Dept.	
11.	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	Public Works Dept.	

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12.	The Applicant shall provide the City with copies of approved Caltrans Permits.	On-Going	Public Works Dept.	
<b><u>Prior to Final Map Approval and Recordation</u></b>				
13.	Improvement plans shall be prepared, processed, and approved. Construct the improvements; or execute an Improvement Agreement and Improvement Security. This condition shall be in conformance with local regulations and the Subdivision Map Act.	Prior to Final Map Approval	Public Works Dept.	
14.	The developer shall dedicate, design and construct the part-width street section of White Street based on a Standard No. 105C and a multi-purpose trail, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer. The street and underground utilities shall be designed to accommodate RCFC Master Drainage Facility Line C.	Prior to Recordation of Final Map	Public Works Dept.	
15.	The developer shall dedicate, design and construct the part-width street section of Baxter Road based on a Standard No. 105C and a multi-purpose trail, in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Public Works Dept.	
16.	The developer shall re-align, dedicate, design and construct Central/Baxter Road per TPM No. 37523 (as shown on Sheet 2) and TTM No. 36674 (as shown on Sheet 2) , based on an Arterial Highway, Standard No. 92. The design shall be in accordance with the City of Wildomar Improvement Standards & Specifications and shall include a multi-purpose trail and shall be to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Public Works Dept.	

**ATTACHMENT A - EXHIBIT 1  
CONDITIONS OF APPROVAL**

**Project No.: Tentative Parcel Map No. 37523 (Planning Application No. 18-0068)**

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

**TPM No. 37523 (Dir. Hearing Approval Date):**

**July 12, 2018**

**TPM No. 37523 (Expiration Date:)**

**July 12, 2021**

**Conditions of Approval**

**Timing /  
Implementation**

**Enforcement /  
Monitoring**

**Verification (Date  
and Signature)**

17.	Private Streets shall be designed and constructed to Standard 105A in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Public Works Dept.	
18.	Appropriate offsite street transitions shall be in accordance with the City of Wildomar Improvement Standards & Specifications and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Public Works Dept.	
19.	The developer shall dedicate, design and construct 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 Recordation of Final Map	Public Works Dept.	
20.	The developer shall dedicate a public utility easement adjacent to public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Public Works Dept.	
21.	The developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Wildomar Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to Recordation of Final Map	Public Works Dept. and Planning Dept.	

**END**

# **ATTACHMENT B**

**Tentative Parcel Map No. 37523 Exhibit**

OWNER / APPLICANT

STRATA BAXTER, LLC
4370 LA JOLLA VILLAGE DRIVE #960
SAN DIEGO, CA 92122
(858)546-0900 (p)
(858)546-8725 (f)

ENGINEER

MICHAEL BAKER INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200 TEMECULA, CALIFORNIA 92591-6022
PHONE: 951.676.8042 FAX: 951.676.7240

ASSESSOR PARCEL NUMBERS

367-180-015 AND 043

UTILITIES

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE: GENERAL TELEPHONE
CABLE TELEVISION: SOUTHLAND CABLEVISION

GENERAL NOTES

THOMAS BROS. COORD'S: 897, C5, C6, D5, D6
GENERAL PLAN: MHDR AND VHDR
EXISTING ZONING: R-3 AND R-4
PROPOSED ZONING: R-3 AND R-4
EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: MHDR AND VHDR
TOTAL PARCELS: 2
PROJECT ACREAGE: 25.72 ACRES
PROJECT DENSITY: SINGLE FAMILY 5.3 D.U. PER ACRE
MINIMUM LOT SIZE: 4,250 SF
SCHOOL DISTRICT: ELSINORE UNIFIED SCHOOL DISTRICT
NOTE: WITH THE EXCEPTION OF EMERGENCY VEHICLE ACCESS POINTS, THERE ARE NO GATES PROPOSED FOR THIS COMMUNITY.

LEGAL DESCRIPTION

PARCEL 1 PER LOT LINE ADJUSTMENT NO. 2017-005 IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED OCTOBER 31, 2017 AS INSTRUMENT NO. 2017-0453307 O.R.

SOURCE OF TOPO

INLAND AERIAL SURVEYS, INC.
951-687-4252
PHOTOGRAPHY DATED 1/22/2013

EXISTING EASEMENT NOTES:

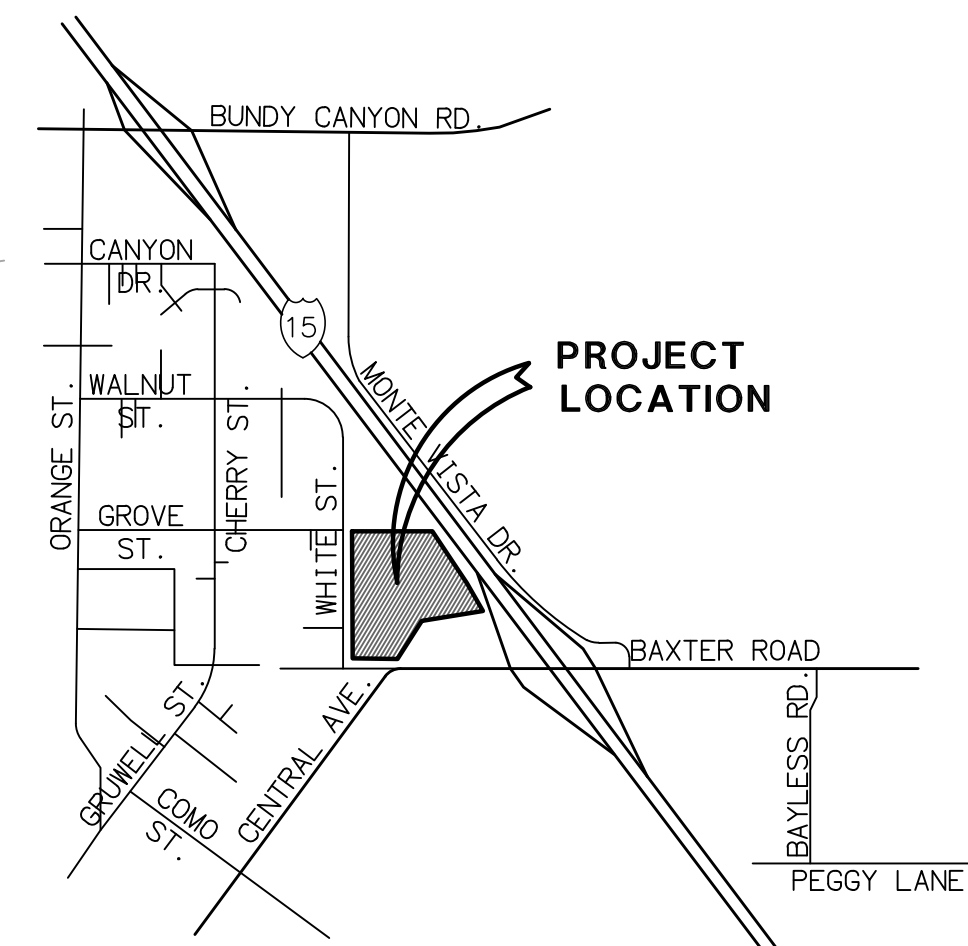
- A AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 5, 1935 IN BOOK 217, PAGE 84 OF OFFICIAL RECORDS.
B AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 95449 OF OFFICIAL RECORDS.
C AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 120768 OF OFFICIAL RECORDS.
D AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JUNE 1, 1970 AS INSTRUMENT NO. 51276 OF OFFICIAL RECORDS.
E AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TO SOUTHWEST PROPERTIES, A SOLE PROPRIETORSHIP, COMPILED OF VINCENT P. KOWSKY, A SINGLE MAN, RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-172476 OF OFFICIAL RECORDS. (TO BE VACATED ON FINAL MAP)

PROPOSED EASEMENT NOTES:

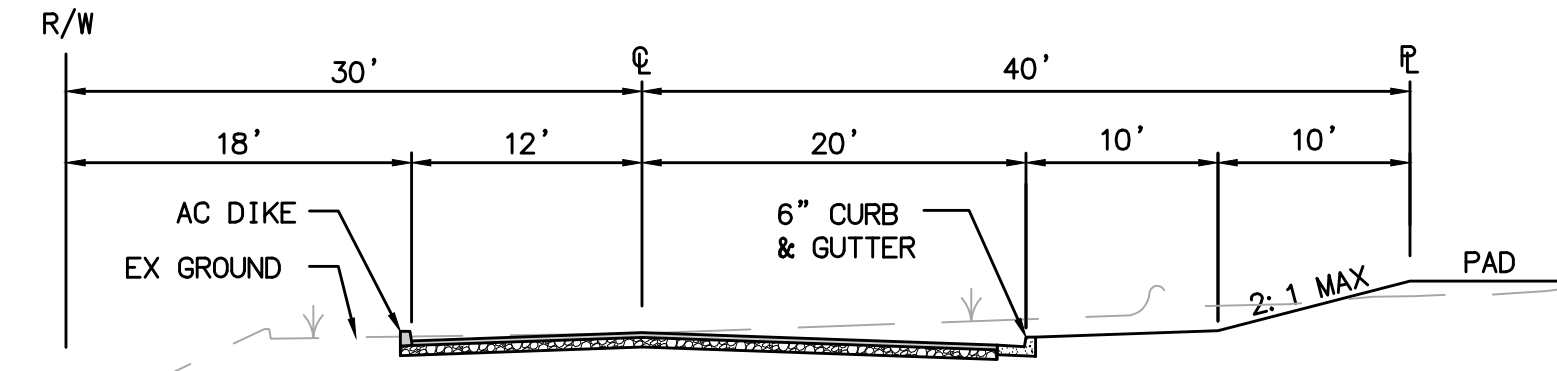
- A INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.
B INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE OBTAINED BY SEPARATE INSTRUMENT.

TENTATIVE PARCEL MAP NO. 37523

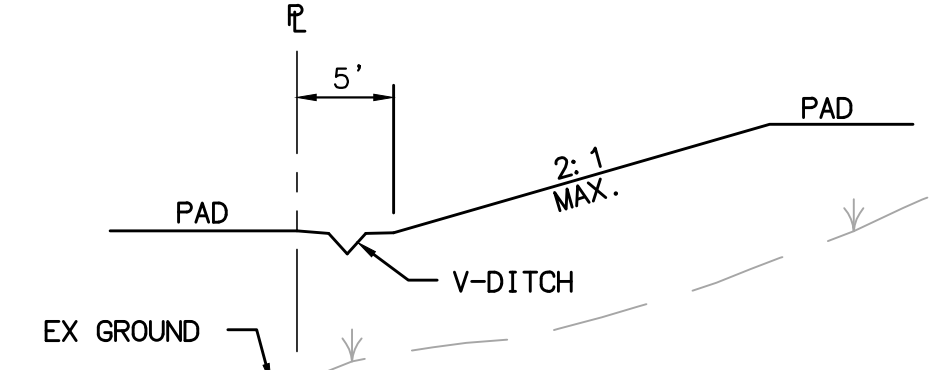
IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA



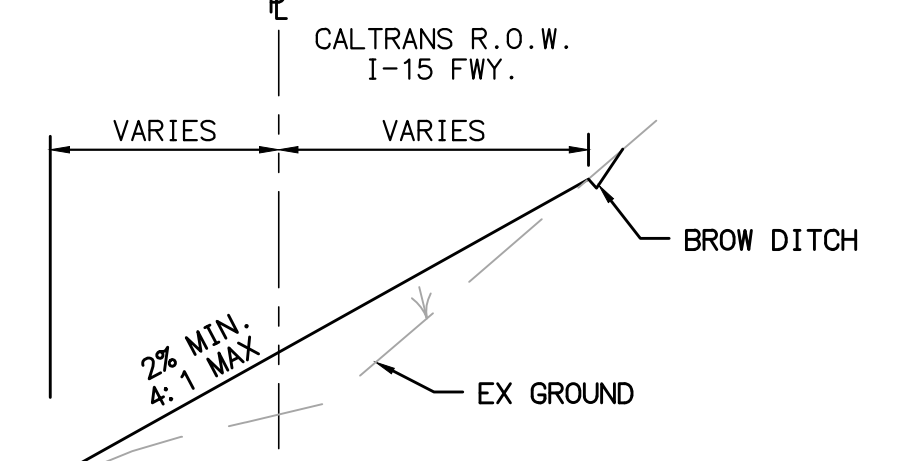
SECTION A-A NOT TO SCALE



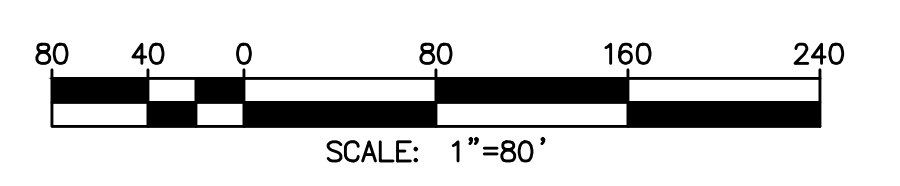
SECTION B-B NOT TO SCALE



SECTION C-C NOT TO SCALE



SECTION D-D NOT TO SCALE



PLANNING APPLICATION NO.

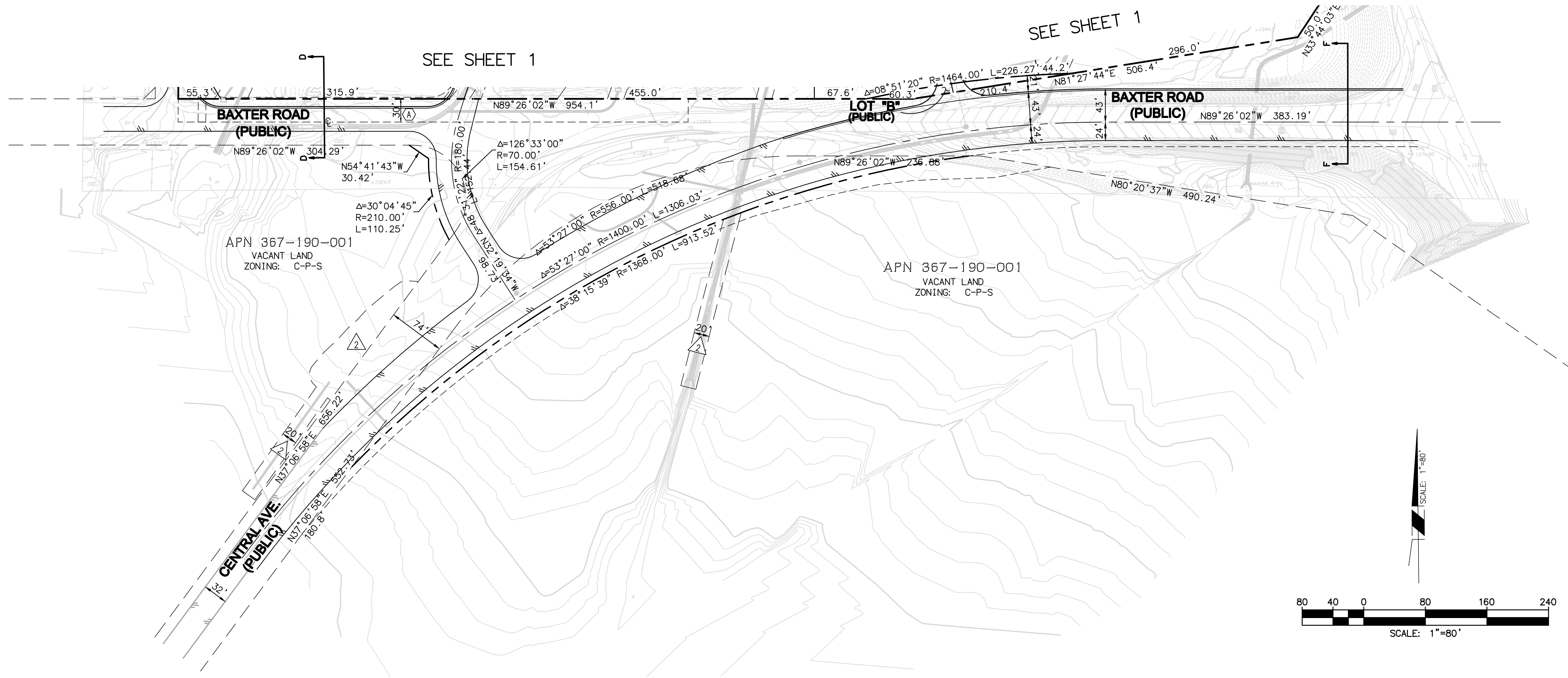
Table with columns for DATE and REVISIONS.

PREPARED 4/19/18

Michael Baker INTERNATIONAL

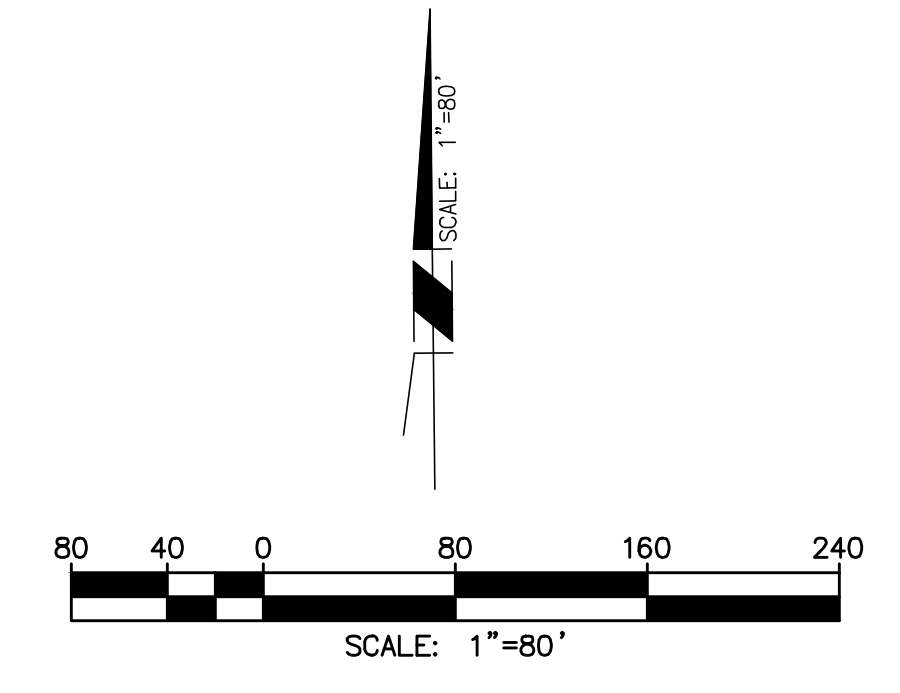
40810 COUNTY CENTER DR.
SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042
MBAKERINTL.COM





AREA TABLE		
LOTS	SQ FT	ACRES
1	4,391	0.10
2	4,250	0.10
3	4,250	0.10
4	4,250	0.10
5	4,250	0.10
6	4,250	0.10
7	4,250	0.10
8	4,250	0.10
9	4,280	0.10
10	5,552	0.13
11	5,695	0.13
12	5,678	0.13
13	5,207	0.12
14	6,627	0.15
15	6,852	0.16
16	6,815	0.16
17	6,226	0.14
18	5,295	0.12
19	5,693	0.13
20	5,695	0.13
21	5,615	0.13
22	4,250	0.10
23	4,250	0.10
24	4,250	0.10
25	4,250	0.10
26	5,869	0.13
27	6,185	0.14
28	5,131	0.12
29	5,496	0.13
30	5,201	0.12

AREA TABLE			AREA TABLE		
LOTS	SQ FT	ACRES	LOTS	SQ FT	ACRES
31	5,428	0.12	61	4,537	0.10
32	4,761	0.11	62	4,244	0.10
33	4,761	0.11	63	4,252	0.10
34	4,761	0.11	64	4,255	0.10
35	4,761	0.11	65	4,569	0.10
36	5,173	0.12	66	6,282	0.14
37	5,452	0.13	67	491,699	11.29
38	4,811	0.11	68	118,222	2.71
39	4,849	0.11	69	30,812	0.71
40	4,287	0.10	70	21,427	0.49
41	4,692	0.11	71	30,994	0.71
42	4,680	0.11	72	54,069	1.24
43	4,684	0.11	73	71,043	1.63
44	4,250	0.10	74	29,997	0.69
45	4,250	0.10	75	27,978	0.64
46	5,408	0.12	76	41,339	0.95
47	5,429	0.12	77	28,681	0.66
48	5,506	0.13	78	56,330	1.29
49	4,256	0.10	79	5,200	0.12
50	4,250	0.10	80	1,615	0.04
51	5,484	0.13	81	6,914	0.16
52	4,650	0.11	82	11,300	0.26
53	4,608	0.11	LOT 'A'	51,636	1.19
54	5,866	0.13	LOT 'B'	2,127	0.05
55	5,611	0.13	LOT 'C'	25,313	0.58
56	4,400	0.10	LOT 'D'	14,958	0.34
57	4,435	0.10	LOT 'E'	15,574	0.36
58	5,185	0.12	LOT 'F'	14,898	0.34
59	5,028	0.12	LOT 'G'	5,860	0.13
60	5,058	0.12	LOT 'H'	63,948	1.47
			LOT 'I'	14,687	0.34

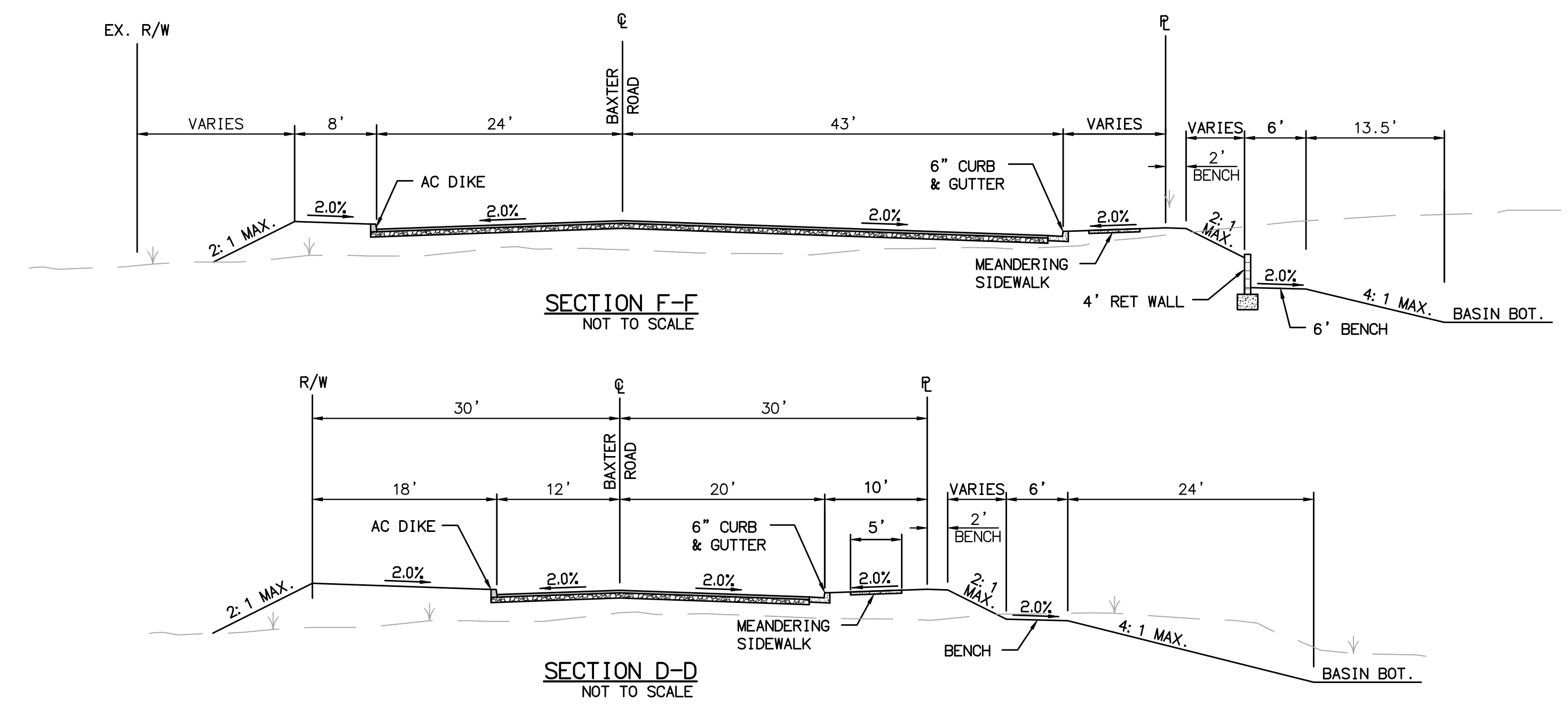


**EXISTING EASEMENT NOTES:**

- (A) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 5, 1935 IN BOOK 217, PAGE 84 OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JUNE 21, 1950 AS INSTRUMENT NO. 2876 OF OFFICIAL RECORDS. CENTERLINE ONLY IS SHOWN. WIDTH IS NOT DISCLOSED IN RECORDED DOCUMENT.
- (C) AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 95449 OF OFFICIAL RECORDS.
- (D) AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JUNE 1, 1970 AS INSTRUMENT NO. 51276 OF OFFICIAL RECORDS.
- (E) AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 120768 OF OFFICIAL RECORDS.
- (F) AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TO SOUTHWEST PROPERTIES, A SOLE PROPRIETORSHIP, COMPILED OF VINCENT P KOWSKY, A SINGLE MAN, RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-172476 OF OFFICIAL RECORDS.

**PROPOSED EASEMENT NOTES:**

- ⚠ INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.
- ⚠ INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE RESERVED ON FINAL MAP.




**LEGEND**

TRACT BOUNDARY	---
R/W	---
STREET CL	---
WATER SERVICE	---
SEWER SERVICE	---
AIR RELEASE VALVE	---
FIRE HYDRANT	---
DRIVEWAY	---
STREET LIGHT	---
SLOPE	---
LOT NUMBER	1

PLANNING APPLICATION NO. 14-0002

DATE	REVISIONS



**RBF**  
CONSULTING  
A Baker Company

**BAXTER VILLAGE**

40810 COUNTY CENTER DRIVE, SUITE 100  
TEMECULA, CALIFORNIA 92591-6049  
951.676.8042 • FAX 951.676.7240 • www.RBF.com