

CONDITIONS OF APPROVAL

RESOLUTIONS: 2019-XX, 2017-XX, and 2019-XX
PROJECT: PA 2016-00044/RDR 2019-00002
PROJECT NAME: Westlake
PROJECT LOCATION: APN: 379-050-034 and 006 (TR 33267)
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2016-00044 (Residential Design Review No. 2019-00002) a request for the approval of building design and construction of 163 detached single-family dwelling units ranging in size from 1,793 sq. ft. to 2,267 sq. ft. with associated features and facilities upon a previously approved condominium map (Project). The Project is located in Tract Map No. 33267 (APN: 379-050-034 and 006) of the Village at Lakeshore Specific Plan.
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of the Planning Application No. 2016-00044 (Residential Design Review No. 2019-00002), which action is bought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of Planning Application No. 2016-00044 (Residential Design Review No. 2019-00002) or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of project approval, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Planning Application No. 2016-00044 (Residential Design Review No. 2019-00002), shall lapse and become void two (2) years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and

diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (B) and (C) of Lake Elsinore Municipal Code (LEMC) Section 17.184.120. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Chapter 17.184 shall run with the land for this two-year period, subject to any approved extensions, and shall continue to be valid upon a change of ownership of the site which was the subject of the design review application.

5. All construction shall comply with these Conditions of Approval and those provisions and requirements contained in the Village at Lakeshore Specific Plan and Lake Elsinore Municipal Code, prior to issuance of certificate of occupancy and release of utilities.
6. All site improvements shall be constructed as indicated on the approved building elevations and site plans for the Residential Design Review.
7. Future site plotting and construction shall be consistent with these Conditions of Approval, those conditions approved with Tentative Tract Map No. 33267 and those provisions and requirements contained in the Municipal Code, subject to approval by the Community Development Director or designee.
8. The following architectural details shall be provided:
 - All front fence returns shall be decorative masonry walls. Wood fences will not be allowed along the front elevation. Wood, vinyl or steel (wrought iron or aluminum) gates are allowed in order to allow access to rear yards.
 - The applicant shall provide four-sided articulation. Architectural enhancements and treatments shall be provided on all residential elevations (front, rear and side) visible from streets and other public views.
 - All fireplaces shall be natural gas fireplaces only. No wood burning fireplaces shall be allowed.
9. All weep screeds shall be a maximum three inches above any hard surface and four inches above any earth surface.
10. Any revisions to approved site plans or building elevations shall be reviewed and approved by the Community Development Director or designee. Materials and colors as depicted in the approved Design Review Package shall be used unless minor modifications are approved by the Community Development Director or designee or major modifications are approved by the Planning Commission.
11. The applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to the dwelling for the storage of the City trash barrels. The storage pad or area shall conceal the trash barrels from public view, subject to the approval of the Community Development Director or designee. Precise grading plans shall identify the location of the aforementioned flat concrete pad and air conditioning units.

12. The building addresses (in numerals at least four inches high) shall be displayed near the entrance and easily visible from the front of the unit and public right-of-way. The applicant shall obtain street addresses for all production lots prior to issuance of building permit.
13. The applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code, Chapter 15.72 and using accepted techniques. Interim erosion control measures shall be provided 30 days after the site's rough grading, as approved by the City Engineer.
14. Prior to the issuance of a building permit, the Applicant shall submit a product placement plan depicting the plan and design for each lot to be approved by the Community Development Director or designee. Care is to be taken to ensure that adjacent units are not of the same plan and design and there is adequate variation.
15. The applicant shall comply with all applicable City Codes and Ordinances.
16. Prior to issuance of building permit, building plans for the model home complex shall comply with all American Disabilities Act (ADA) requirements, including provision of a handicapped-accessible bathroom.
17. A cash bond shall be required for the model home complex. This bond is to guarantee removal of the temporary fencing material, parking lot, etc. that have been placed onsite for the model home complex. The bond will be released after removal of the materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
18. A cash bond shall be required for any garage conversion of the model(s). Bonds will be released after removal of all temporary materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
19. A cash bond shall be required for any construction trailers used during construction. Bonds will be released after removal of trailers, subject to the approval of the Community Development Director or designee.
20. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.
21. All mechanical and electrical equipment associated with the residences shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened, subject to the approval of the Community Development Director or designee, prior to issuance of building permit.
22. All vinyl fencing shall be of a commercial grade.
23. All front yards and side yards on corner lots shall be properly landscaped with automatic (manual or electric) irrigation system to provide 100 percent landscape coverage using a combination of drip and conventional irrigation methods. The final landscaping/irrigation plan is to be reviewed and approved by the City's Landscape Architect Consultant and the

Community Development Director or designee. A Cost Estimate for materials and labor shall also be submitted for review and approval. A Landscape Plan Check fee will be charged prior to final landscape approval based on the Consultant's fee, inspection, and permit and administration fees.

- Perimeter walls shall be protected by shrubs and other plantings that discourage graffiti.
- The applicant shall ensure a clear line of sight at ingress/egress points by providing plantings within 15 feet of ingress/egress points whose height does not exceed three feet and whose canopy does not fall below six feet.
- The landscape plan shall provide for California native drought-tolerant ground cover, shrubs, and trees. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
- No front-yard grass turf landscaping shall be installed.
- All landscape improvements shall be bonded with a 100 percent Faithful Performance Bond for materials and labor for two years or Certificate of Occupancy.
- All landscaping and irrigation shall be installed within an affected portion of any phase at the time a certificate of occupancy is requested for any building.
- All new Model Homes shall be Xeriscaped and signage provided identifying Xeriscape landscaping. Xeriscape is a method of landscape design that minimizes water use by:
 - 1) Implementing hydrozones;
 - 2) Minimizes high water-use plant material as identified by Water Use Classifications of Landscape Species (WUCOLS) (such as turf) and incorporates water-efficient (“drought-tolerant” / climate-appropriate) plants;
 - 3) Requires an efficient irrigation system that includes:
 - a. ET-Based (“Smart irrigation”) controller(s) with weather-sensing, automatic shut-off and seasonal adjustment capabilities;
 - b. Efficient irrigation water application through use of:
 - i. Low-volume point-source irrigation (such as drip irrigation and bubblers) for all shrub planter areas (maximum of 3:1 slope) with a minimum irrigation efficiency of 0.90 ; and/or
 - ii. Spray or rotor-type nozzles for areas a minimum of eight (8) feet wide, for slopes 3:1 and greater, AND with a minimum irrigation efficiency of 0.71.
 - 4) Improvement of soil structure for better water retention; and
 - 5) Application of mulch to hinder evaporation.

- The Final landscape plan shall be consistent with any approved site and/or plot plan.
 - The Final landscape plan shall include planting and irrigation details.
 - All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Planning Division, prior to issuance of certificate of occupancy.
 - All landscaping and irrigation shall comply with the water-efficient landscaping requirements set forth in LEMC Chapter 19.08 (Water Efficient Landscape Requirements), as adopted and any amendments thereto.
 - Applicant shall provide a landscaping installation plan prior to the issuance of building permits to be approved by the Community Development Director or their designee.
24. Fences located in any front yard shall not exceed three feet in height with the exception that wrought-iron fences may be five feet in height. Chain link fences shall be prohibited.
 25. Garages shall be constructed to provide a minimum of twenty feet by twenty feet (20' x 20') of interior clear space to accommodate two vehicles.
 26. These Conditions of Approval and those conditions approved with Tentative Tract Map No. 33267 shall be reproduced on subsequent building plans prior to issuance of building permit.
 27. Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place Sunday or any Legal Holidays.
 28. The applicant shall place a weatherproof 3' x 3' sign at the entrance to the project site identifying the approved days and hours of construction activity and a statement that complaints regarding the operation can be lodged with the City of Lake Elsinore Code Enforcement Division (951) 674-3124.
 29. The Homeowner's Association shall maintain all project improvements and facilities, including the landscaping, perimeter walls, park facilities, and drainage improvements.
 30. Within the passive park (open space) area mulch must be utilized as groundcover, no grass shall be used within this area. A trail must be incorporated within the passive park of which must consist of decomposed granite or a similar material. Pet waste stations must be incorporated along the trail within the passive park and must be stocked with pet waste bags for proper waste disposal.

BUILDING DIVISION

General Conditions

31. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
32. Compliance with Code. All design components shall comply with applicable provisions of the 2016 edition of the California Building, Plumbing and Mechanical Codes: 2016 California Electrical Code; California Administrative Code, 2016 California Energy Codes, 2016 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
33. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects.
34. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.
35. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
36. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
37. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.

At Plan Review Submittal

38. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
 - a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of the 2016 edition of the California Building Code Section 1207.
 - c. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

39. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.
40. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project.

Prior to Issuance of Building Permit(s)

41. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans. Provide C.D. of approved plans to Building Division.

Prior to Beginning of Construction

42. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

ENGINEERING DIVISION

GENERAL

43. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the property owner or his agent. All overhead utilities shall be undergrounded.
44. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
45. All slopes and landscaping within public right-of-way shall be maintained by the property owner or property owner's association or another maintenance entity approved by the City Council.
46. All open space, basins and slopes outside the public right-of-way shall be owned and maintained by property owner or property owner's association.
47. In accordance with the City's Franchise Agreement for waste disposal & recycling, the developer shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
48. Developer shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and or diversion of drainage.
49. The developer shall provide a copy of an encroachment permit or any approval documents from the Riverside County Flood Control District and/or Caltrans for encroaching, grading, or discharging into County flood control facilities or Caltrans right of way.

50. All required soils, geology, hydrology and hydraulic, and seismic reports shall be prepared by a Registered Civil Engineer.

FEES

51. The developer shall pay all Engineering Division assessed Capital Improvement, Plan Check and Permit fees (LEMC 16.34). Applicable mitigation fees include: Traffic Infrastructure Fee (TIF), Transportation Uniform Mitigation Fee (TUMF), and Drainage Fee.
52. Mitigation Fees will be assessed at the prevalent rate at time of payment in full.

FINAL TRACT OR PARCEL MAP

53. The developer shall submit for plan check review and approval a final map.
54. Prior to City Council approval of the final Tract Map the developer shall, in accordance with Government Code, have constructed all improvements or have improvement plans submitted and approved, agreements executed and securities posted.

IMPROVEMENTS

55. An Encroachment Permit shall be obtained prior to any work on City and/or State right-of-way. The developer shall submit the permit application, required fees and documents prior to issuance.
56. Sight distance into and out of the project location shall comply with CALTRANS Standards.
57. The developer shall install permanent bench marks per City of Lake Elsinore Standards and at locations to be determined by City Engineer.
58. The developer shall coordinate with Riverside Transit Authority for location and installation of bus transit facilities.
59. If existing improvements are to be modified, the existing improvement plans on file shall be modified accordingly and approved by the City Engineer prior to issuance of building permit.
60. The City's rubber panel sidewalk that fronts Riverside Drive shall be removed and returned to the City's Corporate Yard.
61. 10 year storm runoff shall be contained within the curb and the 100 year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.
62. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.

63. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
64. A drainage study shall be provided. The study shall identify the following: identify storm water runoff from and upstream of the site; show existing and proposed off-site and onsite drainage facilities; and include a capacity analysis verifying the adequacy of the facilities. The drainage system shall be designed to ensure that runoff from a 10-yr storm of 6 hours or 24 hours duration under developed condition is equal or less than the runoff under existing conditions of the same storm frequency. Both 6 hour and 24hour storm duration shall be analyzed to determine the detention basin capacities necessary to accomplish the desired results.
65. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
66. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
67. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) and Lake Elsinore Public Works Standard Plans.
68. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
69. The developer shall install blue dot markers in the roadway at a right angle to Fire Hydrant locations per Lake Elsinore Standards.
70. The developer shall construct full street improvements and dedicate full right-of-way on Riverside Drive such that the ultimate right-of-way width conforms to General Plan Urban Arterial right-of-way cross sections. The cross section of roadway improvements with a raised median (if applicable and if applicable, developer shall pay cash-in-lieu of construction of ½ the raised median), parkway, street lights, sidewalk and multiuse trail shall be consistent with the Traffic Analysis (revised) dated September 2018 and the General Plan Circulation Element.
71. The developer shall construct full street improvements and dedicate the full right-of-way on Grand Avenue such that the ultimate right-of-way width conforms to General Plan Secondary Arterial right-of-way cross sections. The cross section of roadway improvements with a parkway, street lights, sidewalk and multiuse trail shall be consistent with the Traffic Analysis (revised) dated September 2018 and the General Plan Circulation Element .
72. The developer shall be responsible for acquiring right-of-ways in which the developer or the City has no legal title or interest.

73. All streets shall be constructed per Lake Elsinore City Standards, including the project internal private streets. Any deviation from City standards shall be approved by the City Engineer.
74. The developer shall implement mitigation measures identified in the Traffic Analysis dated September 2018, as specified in Section 9, Table 13 of this Study.
75. The developer shall construct the traffic signal at Riverside Drive and Grand Avenue. The City shall provide TIF or TUMF credit to the Developer. If TIF or TUMF credits are not sufficient to insure that developer's cost of construction of these signals do not exceed developer's payment of TIF or TUMF for these signals, the City shall enter into a reimbursement agreement with developer to reimburse developer for the difference between developer's cost to construct the signals, up to the Max TUMF Share or Max TIF credit amount.
76. The developer shall submit "fair share" payment of offsite improvements as described in the OffSite Intersection Fair Share Assessment dated February 20, 2018.
77. The developer shall submit street improvement plans prepared by a Registered Civil Engineer and the plans shall include curb and gutter, sidewalk, ac pavement, street lighting, median, trail, and drainage improvements.
78. The developer shall provide signing and striping plans for the required improvements of this project. The plans shall also incorporate traffic calming measures on local streets.

PRIOR TO GRADING PERMIT

79. Prior to commencement of grading operations, developer is to provide to the City with a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to the review and approval of the City Engineer. Haul route shall be submitted prior to issuance of a grading permit. Hauling in excess of 5,000 cy shall be approved by City Council. (LEMC 15.72.065)
80. Export sites located within the Lake Elsinore City limits must have an active grading permit.
81. Applicant to provide to the City a video record of the condition of all proposed public City haul roads. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.
82. A grading plan signed and stamped by a California Registered Civil Engineer shall be submitted for City review and approval for all addition and/or movement of soil (grading) on the site. The plan shall include separate sheets for erosion control, haul route and traffic control. The grading submittal shall include all supporting documentation and be prepared using City standard title block, standard drawings and design manual (available at www.lake-elsinore.org).
83. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern.

84. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
85. If the grading plan identifies alterations in the existing drainage patterns as they exit the site, a Hydrology and Hydraulic Report for review and approval by City Engineer shall be required prior to issuance of grading permits. All grading that modifies the existing flow patterns and/or topography shall be approved by the City Engineer.
86. The developer shall apply for, obtain and submit to the City Engineering Division a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities (aka SCE NIL).
87. The developer shall submit a copy of the "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project and specify the technical data for the water service at the location, such as water pressure and volume etc.
88. All grading shall be done under the supervision of a geotechnical engineer. Slopes steeper than 2 to 1 shall be evaluated for stability and proper erosion control and approved by the City.
89. A seismic study shall be performed on the site to identify any hidden earthquake faults, liquefaction and/or subsidence zones present on-site. A certified letter from a registered geologist or geotechnical engineer shall be submitted confirming the absence of this hazard.
90. The developer shall obtain all necessary off-site easements and/or permits for off-site grading and the applicant shall accept drainage from the adjacent property owners.
91. Developer shall execute and submit grading and erosion control agreement, post grading security and pay permit fees as a condition of grading permit issuance.
92. A preconstruction meeting with the City Public Works Inspector (Engineering Division) is required prior to commencement of ANY grading activity.
93. Developer shall provide the city with a copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) letter issued by the Regional Water Quality Control Board for the National Pollutant Discharge Elimination System (NPDES) program.
94. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
95. Approval of the project Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a grading permit.
96. Submit an approved environmental clearance document to the Engineering Division. This approval shall identify and clear all proposed grading activity anticipated for this project.
97. Developer shall pay all grading permit applicable processing, permit, security and development fees.

98. Provide final soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

99. All required public right-of-way dedications and easements shall be prepared by the developer or his agent and shall be submitted to the Engineering Division for review and approval prior to issuance of building permit. Dedications can be made on the final map, or via separate instrument.
100. Complete encroachment permit process with Caltrans for landscaping maintenance within the Caltrans right of way, and submit copy of agreement.
101. The Parcel or Final Tract Map shall be recorded.
102. All street improvement plans, traffic signal plans, signing and striping plans shall be completed and approved by the City Engineer.
103. The developer shall pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).

PRIOR TO OCCUPANCY

104. The developer shall pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of onsite and/or off-site public works improvements (LEMC12.08, Res.83-78).
105. The traffic signal at Riverside and Grand shall be installed.
106. All signing and striping and traffic control devices for the required improvements of this development shall be installed.
107. All public improvements shall be completed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer.
108. The fair share cost of future improvements as a condition of this development shall be paid.
109. All water and sewer improvements shall be completed in accordance with Water District requirements.
110. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
111. TUMF fees shall be paid. The TUMF fees shall be the effective rate at the time of payment in full in accordance with the LEMC.

112. All improvement plans and recorded maps shall be digitized. The developer shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay \$1,000 per sheet for City digitizing the plans.
113. Final soil report showing compliance with recommendations, compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½ x 11" mylar) shall be submitted in .tif format on CD to the Engineering Division before final inspection will be scheduled.
114. All required public right-of-way dedications, easements, dedications and vacations and easement agreement(s) not processed on the final map for ingress and egress through adjacent property(ies) shall be recorded with a recorded copy provided to the City prior to building permit issuance..
115. Documentation of responsibility for slope maintenance along right-of-ways and open spaces to be maintained by the HOA or other entity shall be provided in a recordable format and recorded prior to occupancy/final.
116. In the event of damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
117. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, developer shall:
 - o Demonstrate that all structural BMPs have been constructed, installed and are functioning in conformance with approved plans and specifications and the WQMP;
 - o Demonstrate that they are prepared to implement all non-structural BMPs included in the conditions of approval or building/grading permit conditions;
 - o Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/occupants; and
 - o The developer shall provide all education guidelines for Water Quality Management Practices to the tenants, operators and owners of the businesses of the development, regarding the environmental awareness on good housekeeping practices that contribute to protection of storm water quality and meet the goals of the approved WQMP in the Riverside County NPDES Drainage Area Management Plan. Contact the City NPDES Coordinator for handout/guideline information.
118. The property owner (aka Legally Responsible Party) shall execute and cause to be recorded a "Covenant and Agreement" in the form provided by the City to inform future property owners of the requirement to implement the approved final project-specific WQMP.
119. Developer shall pay all outstanding applicable processing and development fees including but not all inclusive: TUMF, MSHCP, TIF, Stephens Kangaroo Rat Habitat and area drainage prior to occupancy/final approval.

120. As-built plans for all approved plan sets shall be submitted for review and approval by the City. The developer/developer/owner is responsible for revising the original mylar plans. Once the original mylars have been approved, the developer shall provide the City with a CD/DVD of the "as built" plans in .tif format.
121. All final studies and reports shall be submitted in .tif format on a CD/DVD. Studies and reports include, Soils, Seismic, Hydrology, Hydraulics, Grading, SWPPP, WQMP, etc.
122. Provide on compact disc GIS Shape files of all final maps and street and storm drain plans.
*ALL DATA MUST BE IN projected Coordinate System: NAD 83 State Plane California Zone VI U.S. Fleet.

CITY OF LAKE ELSINORE FIRE MARSHALL

General Conditions

123. **Lake Elsinore Fire Protection Planning Office Responsibility** - It is the responsibility of the recipient of Fire Department conditions to forward them to all interested parties. The permit number is required on all correspondence. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Fire Protection Planning Division at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225. The following fire department conditions shall be implemented in accordance with the Lake Elsinore Municipal Code and the adopted codes at the time of project building plan submittal, these conditions are in addition to the adopted code requirements.
124. **Blue Dot Reflectors** - Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.
125. **Minimum Hydrant Fire Flow** - Minimum required fire flow shall be 1,500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Average spacing between hydrants 500' and 250' maximum distance from any point on the street or road frontage to hydrant. Standard Fire hydrants shall be installed (6"x4"x2-1/2").
126. **Standard Fire Hydrants**- Super fire hydrants (6" x 4" x 2-2 1/2"), shall be located not less than 25 feet or more than 250 feet from any portion of the building as measures along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.
127. **Minimum Access Standards** - The following access requirements are required to be implemented to ensure fire department and emergency vehicular access. All roadways shall conform to the City of Lake Elsinore approved roadway standards but in no case shall the minimum fire department vehicular access be less the following provisions:
 - A. Twenty-four feet (24') clear width. Where parking is to be provided, each parking side shall be provided with eight (8') additional feet on each side of the fire department access.

- B. Median openings or crossovers between opposing lanes of a divided highway or street shall be located only at approved intersections at intervals of not less than 500 feet. [Ord. 529 § 3.2(F), 1973].
 - C. The required all weather vehicular access shall be able to support no less than 70,000 lbs. over 2 axles.
 - D. Roadway gradient shall not exceed 15% on any access road, driveways, and perimeter roads.
 - E. Turning Radius shall be 26' inside and 38' outside for all access roads.
128. **Secondary Access** - In the interest of Public Safety, this project shall provide an Alternate or Secondary Access. Said access shall be constructed in accordance to the City of Lake Elsinore Engineering Department standards to accommodate full fire response and community evacuation.
129. **Separation of Occupancy**- A fire barrier wall for the separation of occupancies is required per the California Building Code. Fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling. Such identification shall be located in accessible concealed floor, floor ceiling or attic spaces repeated at intervals not exceeding 30 feet along the wall, and include lettering not less than 0.5 inch in height, incorporating the suggested wording "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," or other wording.

Prior to Building Permit Issuance

130. **Plan Check Fee**- Building plan check fees shall be made payable to the "City of Lake Elsinore", and shall be submitted to the Fire Department at the time of plan submittal.
131. **Water System Plans** - Applicant and/or developer shall separately submit 2 sets of water system plans to the Fire Department for review. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. Mylars will be signed by the Fire Department after review and approval. Two (2) copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.
132. **Prior to Building Construction Verification** - This project shall be inspected and approved by the Fire Marshal or designee prior to bringing combustible materials on site. During such inspection all permanent road signs shall be in place, all hydrants shall on operating and approved for use by the water purveyor, and all permanent road surfaces shall be completed including primary and secondary access circulation.

Prior to Building Final Inspection

133. **Residential Fire Sprinkler Systems for Single family and two-family 13D** - Install a complete fire sprinkler system designed in accordance with California Residential Code, California Fire Code and adopted standards. A C-16 licensed contractor must submit plans, along with the current fee, to the Fire Department for review and approval prior to installation.

MITIGATION MONITORING AND REPORTING PROGRAM

134. The Mitigation Monitoring & Reporting Program ((MMRP) for (EIR or MND), which was adopted for Tentative Tract Map 31920.

Stormwater Management / Pollutant Prevention / NPDES

Design

135. The project is responsible for complying with the Santa Ana Region NPDES Permits as warranted based on the nature of development and/or activity. These Permits include but are not limited to:
- a) General Permit – Construction
 - b) Deminimus Discharges
 - c) MS4
136. A Final Water Quality Management Plan (FWQMP) shall be prepared using the Santa Ana Region 8 approved template and guidance and submitted for review and approval to the City. The Final WQMP shall be approved by the City prior to issuance of ANY permit for construction.
137. The project discharges to the Lake, therefore in compliance with the ‘highest and best use’ exemption in the Permit shall treat and release the DCV.
138. The Final WQMP shall document the following:
- a) Detailed site and project description.
 - b) Potential stormwater pollutants.
 - c) Post-development drainage characteristics.
 - d) Structural and Non-Structural source control BMPs.
 - e) Treatment for new/expansion of existing right-of-way adjacent to the project.
 - f) Treatment Control BMPs.
 - g) Site design and drainage plan (BMP Exhibit).
 - h) Documentation of how vector issues are addressed in the BMP design, operation and maintenance.
 - i) GIS Decimal Minute Longitude and Latitude coordinates for each BMP location.
 - j) HCOC – demonstrate that discharge flow rates, velocities, duration and volume for the post construction condition from a 2-year 24-hour rainfall event will not cause adverse impacts on downstream erosion and receiving waters, or measures are implemented to mitigate significant adverse impacts downstream public facilities and water bodies. Evaluation documentation shall include pre-and post-development hydrograph

volumes, time of concentration and peak discharge velocities, construction of sediment budgets, and a sediment transport analysis.

- k) Operations and Maintenance Plan and Agreement as well as documentation of formation of funding district for long term maintenance cost.
139. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
 140. Project onsite hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
 141. If CEQA identifies resources requiring Clean Water Act Section 401 Permitting, the applicant shall obtain certification through the Santa Ana Regional Water Quality Control Board and provide a copy to the Engineering Division.
 142. All onsite or project adjacent storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
 143. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.
 144. The project proposes 11.9 dwelling units per acre triggering the requirement (10 or more dwelling units per acre) for implementation of full trash capture methods/devices approved by the Regional Water Quality Control Boards and City.

Construction

145. A Storm Water Pollution Prevention Plan (SWPPP) (as required by the NPDES General Construction Permit) and compliance with the Green Building Code for sediment and erosion control are required for this project.
146. Prior to grading or building permit for construction or demolition and/or weed abatement activity the project shall:
 - a) Have an approved Final WQMP, and
 - b) Demonstrate that compliance with the General Construction Permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the satisfaction of the City Engineer. A copy of the SWPPP shall be kept at the project site, updated, and be available for review upon request.
147. Erosion & Sediment Control – An Erosion and Sediment Control Plan as a separate sheet of the grading plan submittal to demonstrate compliance with the City's NPDES Program and state water quality regulations for grading and

construction activities. The Erosion and Sediment Control Plan shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into local drainages or waters by wind, rain, tracking, or dispersion. The plan shall also describe how the project will ensure that all BMPs will be maintained during construction of any future right of ways. A copy of the plan shall be incorporated into the SWPPP as applicable, kept updated as needed to address changing circumstances of the project site, be kept at the project site and available for review upon request.

148. Minimum BMP's as identified by the City shall be implemented by all projects.

Post-Construction

149. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits to include:
- a) Demonstrate that the project has complied with all non-structural BMPs described in the project's WQMP.
 - b) Provide signed, notarized certification from the engineer of work that the structural BMP's identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - c) Provide an Operation and Maintenance (O&M) Plan and Agreement and/or CC&R's that (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMPs; and (4) provide for annual certification of water quality facilities by a registered civil engineer. The City format shall be used.
 - d) Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMPs or a copy of the recorded City approved CC&Rs.
 - e) Provide documentation of long term O&M funding source and/or annexation into a CFD for funding of facilities to be maintained by the City.
 - f) Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan or CC&R's attached) are available for each of the initial occupants (commercial/industrial) or HOA as appropriate.
 - g) Twelve (12) months after first occupancy, provide either: 1) a signed/sealed certification from a Licensed Civil Engineer verifying the project is in compliance with the WQMP, or 2) agree to pay for an inspection by the City of Lake Elsinore.
 - h) Provide the City with a digital .pdf copy of the Final WQMP.
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I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City Council of the City of Lake Elsinore on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____