



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Damaris Abraham, Planning Manager

Prepared by: Kevin Beery, Associate Planner

Date: May 3, 2022

Subject: **Planning Application No. 2021-28 (Corydon III)** – A request for Design Review approval to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a request for a Conditional Use Permit to establish a two-unit warehouse facility and an outdoor storage area

Applicant: Brad Woods, RD Construction

Recommendation

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2021-28 (CONDITIONAL USE PERMIT NO. 2021-06 AND INDUSTRIAL DESIGN REVIEW NO. 2021-04) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2021-06 TO ESTABLISH A TWO-UNIT WAREHOUSE FACILITY AND AN OUTDOOR STORAGE AREA LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020; and,
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2021-04 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR TWO INDUSTRIAL BUILDINGS TOTALING 63,030 SQUARE FEET LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020.

Project Description and Location

The project is a development proposal involving a request for Design Review approval (IDR 2021-04) to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a request for a Conditional Use Permit (CUP 2021-06) to establish a two-unit warehouse facility and an outdoor storage area on 3.04 acres of land in the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan. The project is located on the west side of Corydon Road between Palomar Street and Cereal Street (APNs: 370-080-007, 370-080-006, 370-080-020).

Building One (located in west portion of site) would be approximately 31 feet in height and include 21,687 square feet of gross floor area, including approximately 5,600 square feet of accessory office space. Building Two (located in east portion of site) would be approximately 32 feet in height and include 40,817 square feet of gross floor area, including approximately 10,204 square feet of accessory office. The outdoor storage yard would be located along the rear of the property and would have a gravel surface. The proposed building footprint area is 47,226 square feet, or 35.6 percent of the lot area. The project would also include construction of related site improvements such as 79 on-site parking spaces and the installation of approximately 20,486 square feet of landscaped area, or 15.4 percent of the lot area. Off-site construction activities would include minor utility extensions to serve the proposed development and right-of-way improvements (sidewalk, street widening) along Corydon Road immediately abutting the proposed development site.

The proposed buildings share a common architectural style (best characterized as modern industrial) and will incorporate flat roofs with parapets. Building exterior materials will consist of exposed concrete masonry blocks painted in black and gray, with metal and cement accent panels. Each building will feature an all-glass, articulated entry on the front elevation. Loading bays and overhead doors will be provided on the rear and side elevations, and one overhead door will be provided on the front elevation of Building One.

Environmental Setting

	EXISTING LAND USE	ESLP No. 11	GENERAL PLAN
Project Site	Vacant/Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
North	Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
South	Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
East	Vacant	City of Wildomar	Wildomar
West	Vacant	Action Sports, Tourism, Commercial & Recreation	Specific Plan

Table 1: Environmental Setting

Analysis

The proposed development is located within Planning Area 3 of the ELSP, No. 11 and has an Action Sports, Tourism, Commercial and Recreation Land Use designation. This designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. In addition, the proposed development is located within the Airport Overlay Land Use designation which provides for facilities such as warehouses, storages facilities, maintenance and repair facilities, and hangars. The project is an infill development proposal to construct new warehousing facilities, which is supportive and compatible with other intended uses in both land use designations. The original ELSP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. Therefore, the project is consistent with the General Plan.

In accordance with Section 2.5.1.b.10 of ELSP, No. 11, the Community Development Director has deemed the proposed warehouse facility compatible with the intent of the Action Sports, Tourism, Commercial and Recreation Land Use category as requiring a Conditional Use Permit.

Staff has reviewed the development plans with respect to the relevant development standards as identified in Table 2-4 of the ELSP, No. 11 and the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
<i>Setbacks:</i>		
Front (Public Right of Way)	15 ft.	89 ft.
Parking – Front	Ave. 25 ft. min. 20 ft.	25.9 ft.
<i>Landscape improvements:</i>		
Adjacent to Street	Min. 15 ft.; Average 20 ft.	25.9 ft.
Landscape Coverage	15%	15.4%
Building Height	45 ft.	34'-9 ½"

Table 2: Development Standards

The proposed development also complies with the minimum off-street parking standards under 17.148.030.C of the LEMC, as outlined in Table 3 below:

Parking Standard	Required	Proposed
1 per 500 SF Unit area, up to 20,000 SF, 1 per 1,000 SF Unit area over 20,000 SF, and 1 per 1,000 SF warehousing floor area	15,804 SF/500 SF = 32 46,700 SF/1,000 SF = 47 (rounded up) Total = 79	Total = 79

Table 3: Parking Standard

The proposed architectural design is consistent the Architectural Guidelines & Development Standards of the ELSP, No. 11 and the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture of the building has been designed to achieve harmony and compatibility with surrounding area. The proposed colors and materials will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties in the vicinity. The proposed landscaping improvements serve to enhance the building designs and soften portions of building elevations, provide shade, and break-up expanses of pavement.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed project, and have conditioned the project to mitigate potential adverse impacts.

Traffic

A Vehicle Miles Traveled (VMT) Screening Report dated December 8, 2021 was prepared for the project. The report specifies that the proposed land use would generate 108 daily trips which is less than the City-adopted significance threshold of 110 daily trips, as outlined in the City's adopted Traffic Impact Analysis Guidelines. Accordingly, land use projects generating less than 110 daily trips may be presumed to have less than a significant impact on VMT and does not require additional VMT analysis. It is anticipated that the project will serve residents within the vicinity providing enhanced convenience which would reduce the need for residents to travel increased distances. Therefore, trip lengths within the region would not be increased, and vehicle travel would potentially decrease. Thus, the project is considered a local serving use and would not have a significant VMT impact.

Noise

An Acoustical Analysis Report dated November 18, 2021 was prepared for the project by Eilar Associates, Inc. to evaluate the potential noise impacts for the project. The study assessed the short-term construction noise impacts as well as operational noise impacts resulting from the

project which include on-site noise sources such as car wash equipment, vacuum stations, and traffic generated noise. The study concludes that the project would meet the noise regulations and standards of the LEMC Section 17.176 (Noise Ordinance). To further ensure that construction and operational activities do not disrupt the adjacent land use the study recommended additional conditions of approval (COA No. 12). Although these conditions are not required to mitigate any significant impacts, these conditions have been imposed to minimize noise levels during project construction.

Air Quality

An Air Quality and Greenhouse Gas Analysis dated November 15, 2021 was prepared for the project by BlueScape Environmental to evaluate the potential air quality impacts for the project. The study assessed air quality impacts resulting from project construction and operation in addition to evaluating project compliance with applicable criteria pollutant thresholds set by the South Coast Air Quality Management District (SCAQMD). The study concludes that the project would not exceed regional and localized construction and operational emission SCAQMD daily significance thresholds and that the project would neither conflict with plans, violate an air quality standard, nor contribute to an existing or projected violation, result in a cumulatively considerable increase in ozone or particulate matter emissions or expose receptors to substantial pollutant concentrations.

Water Quality

A preliminary project-specific Water Quality Management Plan (PWQMP-2021-10) dated July 23, 2021 (Revised March 2, 2022) has been prepared for the project to address the increase in polluted runoff that would occur from the proposed development. The water quality management plan proposes to collect and treat onsite stormwater run-off through use of an onsite self-retaining area and two bioretention basins. The onsite drainage from roofs and pavement areas will be collected by the two bioretention basins where stormwater would percolate through an engineered soil medium in which stormwater would be treated by physical, chemical, and biological processes. The plants and biological activity in the soil medium would function to take up pollutants and runoff, thus filtering the water before it is released into the storm drain system that eventually leads to Lake Elsinore. Furthermore, the project is required to implement a Storm Water Pollution Prevention Plan which will include measures such as construction-phase best management practices (BMPs) to protect against stormwater runoff. Through implementation of measures specified in both the WQMP and SWPPP, along with adhering to applicable regulations, the project would meet applicable water quality standards and discharge regulations.

Conditional Use Permit Findings

As noted above, warehouse facilities are conditionally permitted uses which require issuance of a Conditional Use Permit. LEMC Section 17.415.070(c) provides that the Commission must consider whether the proposed use meets the following criteria and make findings to that effect before granting a Conditional Use Permit:

1. That the proposed use is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.
2. That the proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.
3. That the site is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

4. That the site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.
5. That in approving the subject use at the specific location, there will be no adverse effect on abutting property or the permitted and normal use thereof.
6. That adequate conditions and safeguards pursuant to subsection (B) of this section have been incorporated into the approval of the conditional use permit to ensure that the use continues in a manner envisioned by these findings for the term of the use.

Environmental Determination

The project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. As documented in the attached Class 32 Categorical Exemption Checklist (Exhibit H), the project is consistent with the applicable General Plan designation and policies as well as zoning designations and regulations. The project is located within the City's boundaries on a site less than five acres surrounded by urban uses, the development site has no value as habitat for endangered, rare or threatened species. Project approval will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the proposed development is adequately served by all required utilities and public services.

Exhibits

- A – MSHCP Resolution
- B – CUP Resolution
- C – IDR Resolution
- D – Conditions of Approval
- E – Vicinity Map
- F – Aerial Map
- G – Design Review Package
- H – Class 32 Categorical Exemption Checklist

RESOLUTION NO. 2022-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2021-28 (CONDITIONAL USE PERMIT NO. 2021-06 AND INDUSTRIAL DESIGN REVIEW NO. 2021-04) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Whereas, Brad Woods, RD Construction, has filed an application with the City of Lake Elsinore (City) requesting Design Review approval (IDR 2021-04) to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a Conditional Use Permit (CUP 2021-06) to establish two warehouses and an outdoor storage area on 3.04 acres of land within the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan (APNs: 370-080-007, 370-080-006, 370-080-020); and,

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria; and,

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives; and,

Whereas, pursuant to Section 17.415.070 (Conditional Use Permits) and Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying conditional use permits and design review applications; and,

Whereas, on May 3, 2022 at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the Project and its consistency with the MSHCP prior to adopting Findings of Consistency with the MSHCP.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is a project under the City's MSHCP Resolution, and the City must make an MSHCP Consistency finding before approval.

Pursuant to the City's MSHCP Resolution, the Project is required to be reviewed for MSHCP consistency, including consistency with other "Plan Wide Requirements." The Project site has been previously disturbed and is currently developed with single-family residences. A General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis report dated October

2021 prepared by Hernandez Environmental Services (Biological Report) has been prepared for the Project site based on literature review and field surveys. The Project site is not located within a MSHCP Criteria Cell. Based upon the Biological Report, there are no issues regarding consistency with the MSHCP's other "Plan Wide Requirements." The only requirement potentially applicable to the Project were the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines (Section 6.1.2 of the MSHCP) and payment of the MSHCP Local Development Mitigation Fee (Section 4 of the MSHCP Ordinance).

2. The Project is subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) Joint Project Review processes.

As stated above, the Project is not located within a Criteria Cell and therefore the Project was not processed through the City's LEAP and JPR processes.

3. The Project is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

According to the Biological Report, neither riparian/riverine areas and nor vernal pools or suitable habitat for fairy shrimp occur on the site. Therefore, the Project is consistent with the Riparian/Riverine Areas and Vernal Pool Guidelines under Section 6.1.2 of the MSHCP.

4. The Project is consistent with the Protection of Narrow Endemic Plant Species Guidelines.

The Project site is located within the Narrow Endemic Plant Species Survey Area (NEPSSA) for multiple narrow endemic species. According to the Biological Report, habitat assessments were conducted specifically for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, Hammitt's clay-cress, and Wright's trichocoronis. It was determined that no habitat is present to support any Narrow Endemic Plant Species. The Project is therefore consistent with the Protection of Narrow Endemic Plant Species Guidelines.

5. The Project is consistent with the Additional Survey Needs and Procedures.

The MSHCP only requires additional surveys for certain species if the Project is located in Criteria Area Species Survey Areas, Amphibian Species Survey Areas, Burrowing Owl Survey Areas, and Mammal Species Survey Areas of the MSHCP. The Project site is not located additional survey areas for amphibians, mammals, or any special linkage areas; however, the Project site is located within the burrowing owl survey area. A habitat assessment for burrowing owl determined that there is no suitable habitat present that can support this species. Therefore, the subject project is consistent with the Additional Survey Needs and Procedures of the MSHCP.

6. The Project is consistent with the Urban/Wildlands Interface Guidelines.

The Project site is not within or adjacent to any MSHCP criteria or conservation areas. Therefore, the Urban/Wildlands Interface Guidelines of MSHCP Section 6.1.4 are not applicable.

7. The Project is consistent with the Vegetation Mapping requirements.

There are no resources located on the Project site, requiring mapping as set forth in

MSHCP Section 6.3.1.

8. The Project is consistent with the Fuels Management Guidelines.

The Project site is not within or adjacent to any MSHCP criteria or conservation areas. Therefore, the Fuels Management Guidelines of MSHCP Section 6.4 are not applicable.

9. The Project will be conditioned to pay the City's MSHCP Local Development Mitigation Fee.

As a condition of approval, the Project will be required to pay the City's MSHCP Local Development Mitigation Fee at the time of issuance of building permits.

10. The Project is consistent with the MSHCP.

As described above, the Project complies with all applicable MSHCP requirements.

Section 3: Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby finds that the Project is consistent with the MSHCP.

Section 4: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 3rd day of May, 2022.

John Gray, Chairman

Attest:

Damaris Abraham
Planning Manager

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Damaris Abraham, Planning Manager of the City of Lake Elsinore, California, hereby certify that Resolution No. 2022-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 3rd day of May, 2022 and that the same was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Damaris Abraham
Planning Manager

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2021-06 TO ESTABLISH A TWO-UNIT WAREHOUSE FACILITY AND AN OUTDOOR STORAGE AREA LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020

Whereas, Brad Woods, RD Construction, has filed an application with the City of Lake Elsinore (City) requesting Design Review approval (IDR 2021-04) to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a Conditional Use Permit (CUP 2021-06) to establish two warehouses and an outdoor storage area on 3.04 acres of land within the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan (APNs: 370-080-007, 370-080-006, 370-080-020); and,

Whereas, Section 17.415.070 of the Lake Elsinore Municipal Code (LEMC) provides that certain uses are desirable but may have operational characteristics that disproportionately impact adjoining properties, businesses, or residents. Accordingly, such uses require a more comprehensive review and approval procedure, including the ability to condition the project in order to mitigate significant impact; and,

Whereas, pursuant to Section 17.415.070 (Conditional Use Permits) of the LEMC, the Planning Commission (Commission) has been delegated has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying conditional use permits; and,

Whereas, on May 3, 2022 at a duly noticed public hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the project and has found it acceptable.

Section 2: The Commission finds that the proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. The Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, and is within the City's boundaries on a site less than five acres surrounded by urban uses. The subject property has no value as habitat for endangered, rare or threatened species. Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

Section 3. That in accordance with LEMC Section 17.415.070.C, the Commission makes the following findings regarding Planning Application No. 2021-28 (Conditional Use Permit No. 2021-06):

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The project site is located within Planning Area 3 of the ELSP, No. 11 and has an Action Sports, Tourism, Commercial and Recreation Land Use designation. This designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. The project site is located within the Airport Overlay Land Use designation which provides for facilities such as warehouses, storages facilities, maintenance and repair facilities, and hangars. The proposed project is an infill development project that proposed to construct new warehouse facilities, which is supportive and compatible with other intended uses in this designation. The original ELSP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. Therefore, the project is consistent with the General Plan.

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

The proposed use does not propose either directly or indirectly any detrimental effects to the existing surrounding community. The Project has been conditioned as such to avoid any possible negative impacts associated with the proposed Project.

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

The proposed use has been analyzed and staff has determined that the proposed use meets all applicable sections of the LEMC and will complement the existing uses, based on the submitted plans and the conditions of approval imposed on the Project.

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site. Under the City's Traffic Impact Analysis Guidelines, the project is presumed to have less than significant transportation impacts.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The Conditional Use Permit has been thoroughly reviewed and conditioned by all applicable City departments thereby eliminating the potential for any adverse effects.

6. Adequate conditions and safeguards pursuant to LEMC 17.415.070.B, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

Pursuant to Section 17.415.070.B of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing on May 3, 2022, appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare.

Section 4: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Planning Application No. 2021-28 (Conditional Use Permit No. 2021-06).

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 3rd day of May, 2022.

John Gray, Chairman

Attest:

Damaris Abraham
Planning Manager

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Damaris Abraham, Planning Manager of the City of Lake Elsinore, California, hereby certify that Resolution No. 2022-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 3rd day of May, 2022, and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham
Planning Manager

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2021-04 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR TWO INDUSTRIAL BUILDINGS TOTALING 63,030 SQUARE FEET LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020

Whereas, Brad Woods, RD Construction, has filed an application with the City of Lake Elsinore (City) requesting Design Review approval (IDR 2021-04) to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a Conditional Use Permit (CUP 2021-06) to establish two warehouses and an outdoor storage area on 3.04 acres of land within the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan (APNs: 370-080-007, 370-080-006, 370-080-020); and,

Whereas, the proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15332 (*Class 32 – In-Fill Development Projects*); and,

Whereas, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying design review applications; and,

Whereas, on May 3, 2022 at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has reviewed and analyzed the proposed Project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), the East Lake Specific Plan, Amendment No. 11 (ELSP#11), and the LEMC and finds and determines that the proposed Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP, ELSP#11, and the LEMC.

Section 2: The Commission finds that the proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. The Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, and is within the City's boundaries on a site less than five acres surrounded by urban uses. The subject property has no value as habitat for endangered, rare or threatened species. Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

Section 3: That in accordance with Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding Planning Application No. 2021-28 (Industrial Design Review No. 2021-04):

1. The Project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

The Project is located within Planning Area 3 of the ELSP#11 and has an Action Sports, Tourism, Commercial and Recreation Land Use designation. This designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. The proposed Project is an infill development project that is proposing to expand an existing construction facility, which is supportive and compatible with other intended uses in this designation. The original ELSP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the General Plan. Further, the proposed commercial Project will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses.

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

The Project is appropriate to the site and surrounding developments. The architectural design of the proposed building complies with the Architectural Guidelines & Development Standards of the ELSP#11 and the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture has been designed to achieve harmony and compatibility with the surrounding area. The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the Project site. In addition, the site design provides safe and efficient onsite circulation.

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Section 17.415.050.

Pursuant to Section 17.415.050.E of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing held on May 3, 2022. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.

Section 4: Based upon the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby approves Planning Application No. 2021-28 (Industrial Design Review No. 2021-04).

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 3rd day of May, 2022

John Gray, Chairman

Attest:

Damaris Abraham
Planning Manager

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Damaris Abraham, Planning Manager of the City of Lake Elsinore, California, hereby certify that Resolution No. 2022-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 3rd day of May, 2022 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Planning Manager

CONDITIONS OF APPROVAL

PROJECT: PA 2021-28/CUP 2021-06/IDR 2021-04
PROJECT NAME: Corydon III
PROJECT LOCATION: APNs: 370-080-007, 370-080-006, 370-080-020
APPROVAL DATE: May 3, 2022
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2021-28 consists of a request for Design Review approval (IDR 2021-04) to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a request for a Conditional Use Permit (CUP 2021-06) to establish a two-unit warehouse facility and an outdoor storage area on 3.04 acres of land in the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan. The project is located on the west side of Corydon Road between Palomar Street and Cereal Street (APNs: 370-080-007, 370-080-006, 370-080-020).
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 CUP 2021-06 and IDR 2021-04, which action is brought 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 CUP 2021-06 and IDR 2021-04 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. Conditional Use Permit No. 2021-06 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit 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 conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of

LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the conditional use permit application.

5. Industrial Design Review No. 2021-04 shall lapse and become void two 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 (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I.1. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Section 17.415.050.I.2 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.
6. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Section 17.415.070 of the LEMC, in a similar manner as a new application.
7. If operation of this use triggers concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
8. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
9. All future development proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
10. Any proposed minor revisions to approved plans shall be reviewed and approved by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application. Grading plan revisions shall be reviewed by the City Engineer.
11. The applicant shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.
12. Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. 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 7:00 a.m. – 5:00 p.m., Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 a.m. and shall cease no later than 4:00 p.m. with no construction activity to occur on Sundays or legal holidays. The sign shall identify the name and phone number of the development manager to address any complaints. The project shall also comply with the following requirements to minimize

noise caused by construction activities:

- a. Staging areas should be placed as far as possible from residential receivers.
 - b. Turn off equipment when not in use.
 - c. Limit the use of enunciators or public address systems, except for emergency notifications.
 - d. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
 - e. Schedule work to avoid simultaneous construction activities that both generate high noise levels.
 - f. Use equipment with effective mufflers.
 - g. Minimize the use of backup alarms.
13. No individual signs are approved as part of this approval. The applicant or designee shall submit an application for a sign permit, pay appropriate fees and receive approval from the Community Development Department for any sign(s) installed at the project site.
 14. Graffiti shall be removed within 24 hours.
 15. All materials and colors depicted on the approved plans shall be used. If the applicant wishes to modify any of the approved materials or colors depicted on the plans, the applicant shall submit a proposal setting forth the modifications for review by the Community Development Director or his designee.
 16. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
 17. The outdoor storage area is subject to the following requirements:
 - a. The storage yard shall be enclosed on all sides with a screen a minimum of six feet in height as measured from the highest grade elevation either side of the screen. The screen shall be a decorative, solid masonry wall or chain link with redwood or cedar slats or wood fencing.
 - b. No materials shall be stored higher than the screen.
 - c. Storage areas shall not encroach upon parking, landscaping, drive aisles, required truck loading areas or required yard areas.
 - d. No storage of scrap, waste or other material not utilized in the production process is permitted.
 18. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

Prior to Issuance of Grading Permits/Building Permits

19. Prior to issuance of a building permit, the applicant shall pay Development Impact Fees (DIF) and MSHCP Fees per LEMC Section 16.85, at the rate in effect at the time of payment.

20. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any roof mounted central swamp coolers shall also be screened, and the Community Development Director, prior to issuance of building permit shall approve screening plan.
21. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed to ensure that all exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture.
22. The project shall 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.
23. The property address (in numerals at least six inches high) shall be displayed near the entrance and be easily visible from the front of the subject property and public right-of-way.
24. The applicant shall construct trash enclosure(s) with a decorative roof to match the colors, materials and design of the project architecture.
25. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
26. Prior to issuance of a building permit, one (1) set of the Final Landscaping / Irrigation Detail Plans along with a digital copy (in .pdf format) shall be submitted to the Community Development Department with appropriate fees, for review and approval by the Community Development Director or designee.
 - a. All planting areas shall have permanent and automatic sprinkler system with 50% plant coverage using a drip irrigation method.
 - b. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb. Runoff shall be allowed from paved areas into landscape areas.
 - c. Planting within fifteen feet (15') of ingress/egress points shall be no higher than twenty-four inches (24").
 - d. Landscape planters shall be planted with an appropriate parking lot shade tree pursuant to the LEMC and Landscape Design Guidelines.
 - e. No required tree planting bed shall be less than 5 feet wide.
 - f. Root barriers shall be installed for all trees planted within 10 feet of hardscape areas to include sidewalks.
 - g. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
 - h. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines.
 - i. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - j. Final landscape plan must be consistent with approved site plan.

- k. Final landscape plans to include planting and irrigation details.
 - l. Final landscape plans shall include drought tolerant planting consistent with Elsinore Valley Municipal Water District standards subject to plan check and approval by the City's landscape plan check consultant.
 - m. No turf shall be permitted.
27. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Community Development Director. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
28. The proposed location of on-site construction trailers shall be approved by the Community Development Director or designee. A cash bond of \$1,000 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to approval of the Community Development Director or designee. Such trailer(s) shall be fully on private property and outside the public right of way.

BUILDING DIVISION

General Conditions

29. 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.
30. Compliance with Code. All design components shall comply with applicable provisions of the 2019 edition of the California Building, Plumbing and Mechanical Codes: 2019 California Electrical Code; California Administrative Code, 2019 California Energy Codes, 2019 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
31. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2019 California Green Building Standards.
32. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
- a. All ground floor units to be adaptable.
 - b. Disabled access from the public way to the entrance of the building.
 - c. Van accessible parking located as close as possible to the main entry.
 - d. Path of accessibility from parking to furthest point of improvement.
 - e. Path of travel from public right-of-way to all public areas on site, such as club house, trash enclosure tot lots and picnic areas.
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. It takes 10

days to issue address and notify other agencies. Please contact Sonia Salazar at ssalazar@lake-elsinore.org or 951-674-3124 X 277.

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.
38. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

39. 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 Section 5.507, of the 2019 edition of the California Building Code.
 - c. A precise grading plan to verify accessibility for the persons with disabilities.
 - d. 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)

40. 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.
41. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

Prior to Issuance of Building Permit(s)

42. 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 the Building Division.

Prior to Beginning of Construction

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

ENGINEERING DIVISION

General

44. All new submittals for plan check or permit shall be made using the City's online Self-Service Portal (CSSP).
45. All plans (Street, Storm Drain, Improvement, Grading) shall be prepared by a Registered Civil Engineer using the City's standard title block.
46. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a Registered Civil Engineer.
47. All slopes and landscaping within the public right-of-way shall be maintained by the property owner, owner's association, firms contracted by the property owner's association, or another maintenance entity approved by the City Council.
48. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way shall be owned and maintained by the property owner or property owner's association.
49. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated both during cleaning, demolition, clear and grubbing or all other phases of construction and during occupancy.
50. Applicant shall submit a detailed hydrology and hydraulic study for review for the sufficient containment and conveyance of the storm water to a safe and adequate point as approved by the City Engineer.
51. The site will accommodate all construction activity, building activity, vehicles, etc. No staging on public streets or private property belonging to others shall be conducted without the written permission of the property owner.
52. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) as identified by the City shall be implemented.

FEES

53. Applicant shall pay all applicable permit application and Engineering assessed fees, including without limitation plan check and construction inspection fees, at the prevalent rate at time of payment in full.
54. Applicant shall pay all applicable Mitigation and Development Impact Fees at the prevalent

rate at time of payment in full. Mitigation and Development Impact Fees include without limitation:

- a. Master Plan of Drainage Fee – Due prior to Grading Permit issuance
- b. Traffic Infrastructure Fee (TIF) – Due prior to Building Permit issuance
- c. Transportation Uniform Mitigation Fee (TUMF) – Due prior to Occupancy
- d. Stephens' Kangaroo Habitat Fee (K-Rat) – Due prior to Grading Permit issuance

LAND DIVISION-DEDICATION

- 55. Applicant shall submit for plan check review and approval for a Parcel Merger to merge lots for APNs 370-080-006, 370-080-007, and 370-080-020.
- 56. Applicant shall dedicate right-of-way along the property's frontage on Corydon Road such that from centerline to property line is 50 feet.
- 57. All required public right-of-way dedications and easements shall be prepared by the applicant or his agent and shall be submitted to the Engineering Department for review and approval.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design

- 58. The project is responsible for complying with the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permits as warranted based on the nature of development and/or activity. These Permits include:
 - a. General Permit – Construction
 - b. General Permit – Industrial
 - c. Scrap Metal
 - d. De Minimus Discharges
 - e. MS4
- 59. A final Water Quality Management Plan (WQMP) 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 prior to issuance of any encroachment, grading or building permit.
- 60. The Final WQMP shall document the following:
 - a. Detailed site and project description.
 - b. Potential stormwater pollutants.
 - c. Post-development drainage characteristics.
 - d. Low Impact Development (LID) BMP selection and analysis.
 - e. Structural and non-structural source control BMPs.
 - 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 all LID and Treatment Control BMP locations.
 - j. HCOC – demonstrate that discharge flow rates, velocities, duration and volume for the post construction condition from a 2-year and 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. (Note the facilities may need to be larger due to flood mitigation for the 10-year, 6- and 24-hour rain events).
- k. Operations and Maintenance (O&M) Plan and Agreement (using City approved form and/or CC&Rs) as well as documentation of formation of funding district for long term maintenance costs.
61. The 2010 SAR MS4 Permit specifies a highest and best use exception for discharges to the Lake. The project qualifies for that exception.
62. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
63. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
64. Project trash enclosure shall be covered, bermed, and designed to divert drainage from adjoining paved areas and regularly maintained.
65. Hydromodification / Hydraulic Conditions of Concern – The project shall identify potential Hydraulic Conditions of Concern (HCOC) and implement measures to limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels; and minimize significant impacts from urban runoff.
66. 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 Department.
67. All storm drain inlet facilities shall be appropriately marked “Only Rain in the Storm Drain” using the City authorized marker.
68. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.
69. The project site shall implement full trash capture methods/devices approved by the Region Water Quality Control Board.

Construction

70. 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.
71. Prior to grading or building permit for construction or demolition and/or weed abatement activity, projects subject to coverage under the NPDES General Construction Permit shall demonstrate that compliance with the 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.

72. Erosion & Sediment Control – Prior to the issuance of any grading or building permit for construction or demolition, the applicant shall submit for review and approval by the City Engineer, 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. A copy of the plan shall be incorporated into the SWPPP, kept updated as needed to address changing circumstances of the project site, be kept at the project site, and available for review upon request.
73. Chemical Management – Prior to issuance of building permits for any tank or pipeline, the uses of said tank or pipeline shall be identified and the developer shall submit a Chemical Management Plan in addition to a WQMP with all appropriate measures for chemical management (including, but not limited to, storage, emergency response, employee training, spill contingencies and disposal) in a manner meeting the satisfaction of the Manager, Permit Intake, in consultation with the Riverside County Fire Department and wastewater agencies, as appropriate, to ensure implementation of each agency's respective requirements. A copy of the approved "Chemical Management Plans" shall be furnished to the Fire Marshall, prior to the issuance of any Certificates of Use and Occupancy.

Post-Construction

74. Recorded Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs, and (4) provides for annual certification of water quality facilities by a registered civil engineer and/or the City for a fee if the service is available.
75. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, industrial/commercial, MS4, etc. 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 BMPs identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - c. 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&R.
 - d. The Operation and Maintenance (O&M) Plan and Agreement and/or CC&R's shall: (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 for water quality facilities by a Registered Civil Engineer. The City format shall be used.
 - e. Provide documentation of annexation into a CFD for funding 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.
- g. Agree to pay for a Special Investigation from the City of Lake Elsinore for a date twelve (12) months after the issuance of a Certificate of Use and/or Occupancy for the project to verify compliance with the approved WQMP and O&M Plan. A signed/sealed certification from the Engineer of Work dated 12 months after the Certificate of Occupancy will be considered in lieu of a Special Investigation by the City.
- h. Provide the City with a digital .pdf copy of the Final WQMP.

UTILITIES

- 76. 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.
- 77. 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.
- 78. Applicant shall apply for, obtain and submit to the City Engineering Department a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities. Non-Interference Letter (NIL) shall be provided prior to issuance of Grading Permit.
- 79. Submit a "Will Serve" letter to the City Engineering Department 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, volume, etc. Will Serve letters shall be provided prior to issuance of Grading Permit.

FLOOD PLAIN

- 80. Project lies partially within FEMA mapped special flood hazard zone and within Floodplain Management area as defined in LEMC 15.68. No improvement shall be made upon all lands below the 1265 elevation level in the FEMA mapped Lake Elsinore flood plain southeasterly of the Lake levee (aka back basin) and no artificial change in topography in the surface of said lands shall be made (except terracing and soil conservation measures) without first complying with all applicable local, State, and Federal laws, rules and regulations and Section 404 of the Clean Water Act.

IMPROVEMENTS

- 81. Applicant shall be responsible to design and construct half-width street improvements along the property's frontage on Corydon Road such that the ultimate right-of-way width conforms to the General Plan right-of-way cross sections. Improvements include, but are not limited to pavement widening, curb, gutter, sidewalk, signing and striping, street lighting (LS-2B system), and driveway. Improvements shall tie into the existing improvements.
- 82. Applicant shall provide signing and striping plans for the required improvements of this project.
- 83. Project will be responsible to design and install streetlights along the property's frontage. Streetlight system shall be designed as LS-2B system. Streetlight plans shall include but not limited to details such as location, pole and luminaire type, and pull box design.

Streetlight plans may be included as part of the Street Improvement Plans.

84. Sight distance into and out and throughout the project location shall comply with City or Caltrans standards. Project shall ensure facilities are installed in the line of sight of drivers.
85. Applicant shall install permanent bench marks per City of Lake Elsinore Standards and at locations to be determined by the City Engineer.
86. 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.
87. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards. Storm drain easements will be required for facilities constructed on private property.
88. 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 on-site 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-year storm of 6 hours and 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 24-hour storm duration shall be analyzed to determine the detention
89. 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.
90. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
91. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
92. All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted with a storm drain filter; all new storm drain inlet facilities constructed by this project shall include a storm drain filter.
93. A California Registered Civil Engineer shall prepare the improvement, signing and striping and traffic signal plans required for this project. Improvements shall be designed and constructed to City Standards and Codes (LEMC 12.04 and 16.34).
94. If existing improvements are to be modified, the existing improvement plans on file shall be revised accordingly and approved by the City Engineer prior to issuance of a building permit.

PERMITTING/CONSTRUCTION

95. An Encroachment Permit shall be obtained prior to any work on City right-of-way. The developer shall submit the permit application, required fees and executed agreements, security and other required documentation prior to issuance.

96. All compaction reports, grade certification, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.

PRIOR TO GRADING PERMIT

Design

97. 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 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.
98. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern.
99. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
100. 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 in compliance with Federal, State and Local law and be approved by the City Engineer.
101. 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 prior to grading permit. The location of faults, active or inactive shall be shown on the plan sets.
102. Applicant 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.
103. Applicant shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
104. All natural drainage traversing the site (historic flow) shall be conveyed through the site in a manner consistent with the historic flow or to one or a combination of the following: to a public facility; accepted by adjacent property owners by a letter of drainage acceptance; or conveyed to a drainage easement as approved by the City Engineer.

Permit/Construction

105. Applicant shall execute and submit grading and erosion control agreement, post grading security and pay permit fees as a condition of grading permit issuance.
106. No grading shall be performed without first having obtained a Grading Permit. A grading permit does not include the construction of retaining walls or other structures for which a Building Permit is required.

107. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any grading activity.
108. Prior to commencement of grading operations, developer is to provide to the City 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 cubic yards shall be approved by the City Council (LEMC 15.72.065).
109. Export sites located within the Lake Elsinore City limits must have an active grading permit.
110. 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, the 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 approval of the City Engineer.
111. 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.
112. Review and approval of the project sediment and erosion control plan shall be completed. As warranted, a copy of the current SWPPP shall be kept at the project site and be available for review upon request.
113. Approval of the project Final Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a grading or building permit.
114. Applicant shall obtain and submit applicable environmental clearance document to the Engineering Department. This approval shall specify that the project is in compliance with any and all required environmental mitigation triggered by the proposed grading activity.

PRIOR TO BUILDING PERMIT

115. Provide soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.
116. A copy of the recorded Parcel Merger, and subsequent perfecting grant deed must be submitted to the City.
117. All street improvement plans, traffic signal plans, signing and striping plans shall be completed and approved by the City Engineer.
118. 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 Department for review and approval prior to issuance of the building permit.
119. Applicant shall pay all Capital Improvement TIF and Master Drainage Fees and any outstanding plan check fees (LEMC 16.34).

PRIOR TO OCCUPANCY / FINAL APPROVAL

120. 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.
121. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
122. Covenants, Conditions and Restrictions (CC&Rs) shall be recorded prior to occupancy if not recorded with the final map. A digital copy shall be provided to the Engineering Department.
123. As-built plans for all approved plan sets shall be submitted for review and approval by the City. The developer/owner is responsible for revising the original mylar plans.
124. In the event of the damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
125. Final soil report showing compliance with recommendations, compaction reports, grade certifications, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted in .tif format on a USB flash drive or electronically to the Engineering Department before final inspection will be scheduled.
126. All required public right-of-way dedications, easements, vacations and easement agreement(s) shall be recorded with a recorded copy provided to the City prior to occupancy.
127. Applicant shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.
128. Applicant shall submit as-built all Engineering Department approved project plan sets. After City approval of paper copy, the 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 digital copy of the "as-built" plans in .tif format.
129. Applicant shall provide AutoCAD and GIS Shape files of all Street and Storm Drain plans. All data must be in projected coordinate system: NAD 83 State Plane California Zone VI U.S. Fleet. All parts and elements of the designed system shall be represented discretely. Include in the attribute table basic data for each feature, such as diameter and length, as applicable, and for pipes include material (PVC, RCP, etc.) and slope.

CITY OF LAKE ELSINORE FIRE MARSHAL

130. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225.
131. The applicant or developer shall provide fire hydrants in accordance with the following:
 - a. Prior to placing any combustibles on site, provide an approved water source for firefighting purposes.
 - b. Prior to building permit issuance, submit plans to the water district for a water system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced

in accordance with the California Fire Code. Hydrants must produce the required fire flow per the California Fire Code.

- c. Required fire flow is estimated to be 2,750 GPM at 20 PSI for a 2-hour duration based on 2019 California Fire Code and 40,813 square foot building area with Type V-B construction.

132. Prior to building permit issuance, install the approved water system, approved access roads, and contact the Fire Department for a verification inspection.

133. All buildings 5,000 square feet and larger, including the fueling canopy, are required to have a fire sprinkler system per Lake Elsinore Municipal Code.

134. Gates must meet Fire Department standards at the time of building permit application. Current standards require that gates have a Knox rapid entry system, an infrared gate opener, and be set back up to 35 feet allow emergency vehicles to safely stop away from traffic flow.

135. Further review will occur upon receiving building plans. Additional conditions may be necessary at that time.

DEPARTMENT OF ADMINISTRATIVE SERVICES

Annex into the City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services)

136. Prior to issuance of a building permit, the applicant shall annex into the Community Facilities District No. 2015-2 (Maintenance Services) or current Community Facilities District in place at the time of annexation to fund the on-going operation and maintenance of the public right-of-way landscaped areas and neighborhood parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, street maintenance, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services. Applicant shall make a non-refundable deposit of \$15,000 or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable.

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 Planning Commission of the City of Lake Elsinore on May 3, 2022. I also acknowledge that all conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____

DRAFT

Planning Application No. 2021-28
APNs: 370-080-006, 007, and 020
VICINITY MAP



Planning Application No. 2021-28
APNs: 370-080-006, 007, and 020
AERIAL MAP





PLANNING

a.) FOR PURPOSES OF THE AREA AND DENSITY CALCULATIONS, THE AREA OF THE BUILDING HAS BEEN MEASURED TO THE EXTERIOR SIDE OF THE WALLS AND THEREFORE WILL DIFFER FROM THE BUILDING AREA CALCULATION AS INDICATED IN THE 2019 CBC SECTION 202 (DEFINITIONS FOR "AREA, BUILDING").

PORTION OF SECTION 28, T.6S, R.4W
THOMAS BROTHERS MAP
PAGE: 896, GRID: J-4

SITE PLAN

- A 0.1 CONCEPTUAL SITE PLAN AND PROJECT DATA
- A 0.2 CONCEPTUAL SITE MODEL

BUILDING ONE

- | | |
|-------|-----------------------------------------------------|
| A 1.1 | BUILDING ONE CONCEPTUAL FLOOR PLANS |
| A 1.2 | BUILDING ONE CONCEPTUAL ROOF PLAN |
| A 1.3 | BUILDING ONE CONCEPTUAL EXTERIOR ELEVATIONS |
| A 1.4 | BUILDING ONE CONCEPTUAL COLORED EXTERIOR ELEVATIONS |

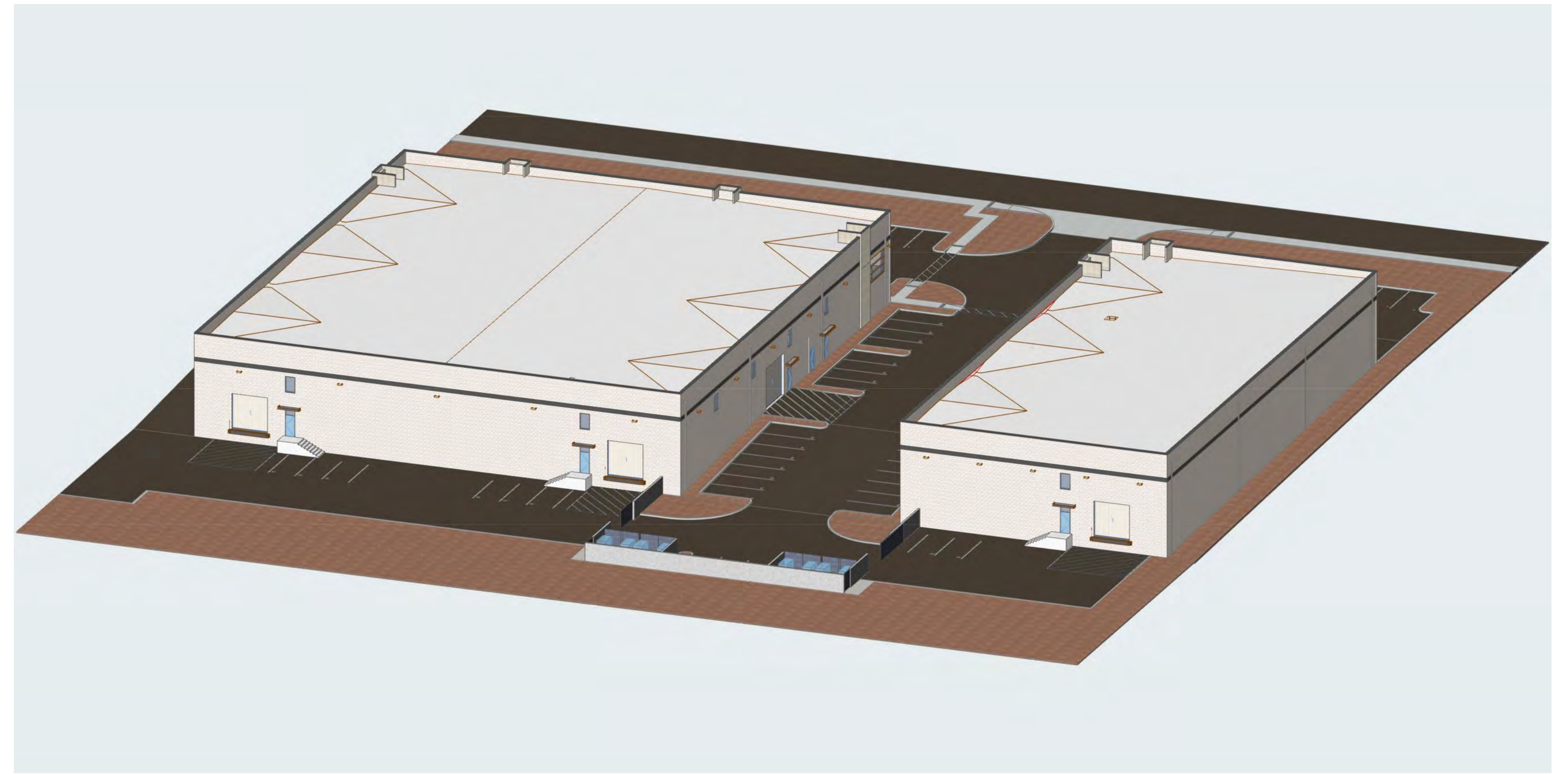
BUILDING TWO

- | | |
|-------|-----------------------------------------------------|
| A 2.1 | BUILDING TWO CONCEPTUAL FIRST FLOOR PLAN |
| A 2.2 | BUILDING TWO CONCEPTUAL MEZZANINE FLOOR PLAN |
| A 2.3 | BUILDING TWO CONCEPTUAL ROOF PLAN |
| A 2.4 | BUILDING TWO CONCEPTUAL EXTERIOR ELEVATIONS |
| A 2.5 | BUILDING TWO CONCEPTUAL COLORED EXTERIOR ELEVATIONS |

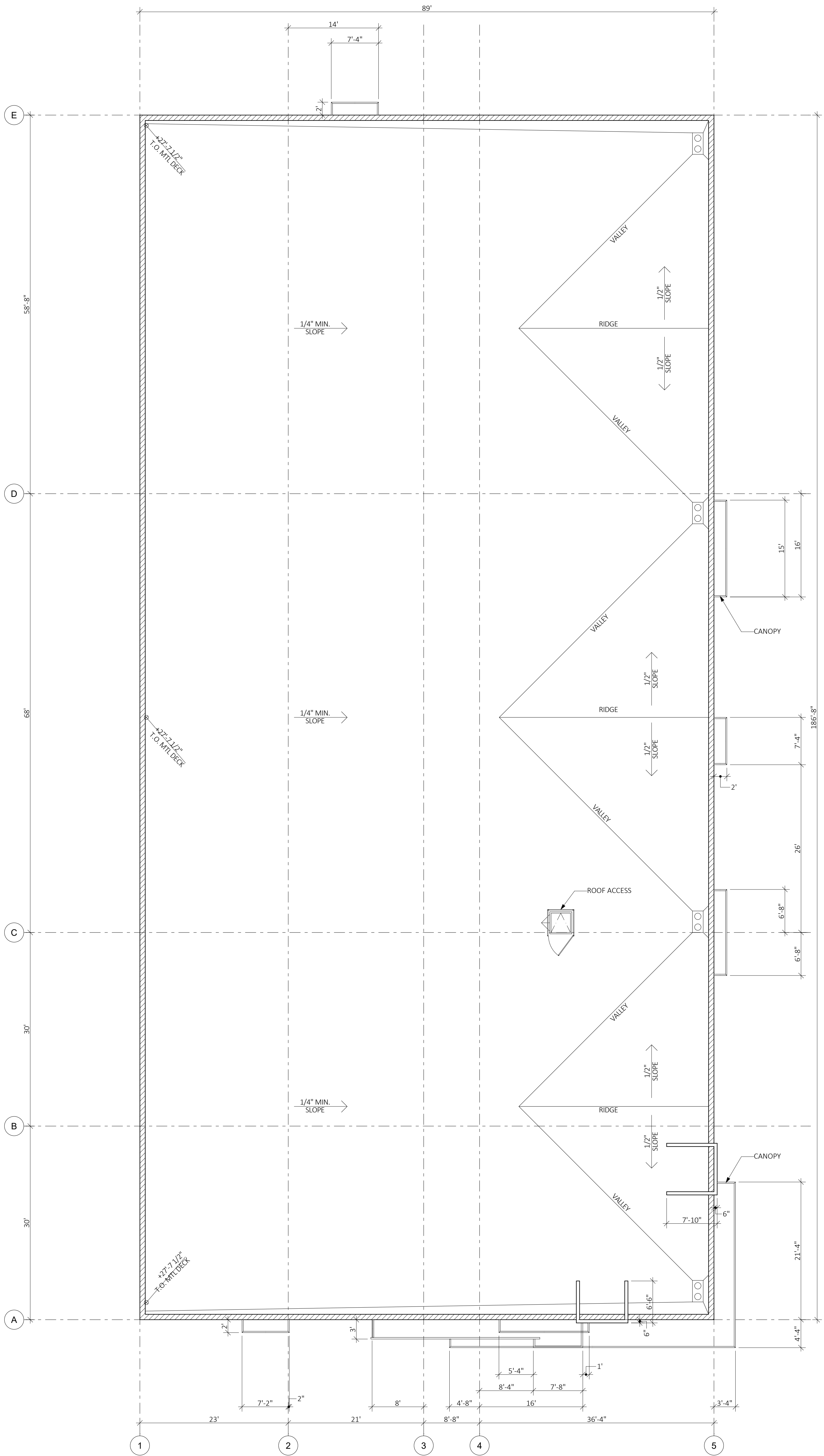
LANDSCAPE

- L 1.0 BUILDING TWO CONCEPTUAL FIRST FLOOR PLAN

<u>WATER</u>	<u>ELECTRIC</u>
ELSONS VALLEY MUNICIPAL WATER DISTRICT P.O. BOX 3000 31315-CHANEY STREET LAKE ELSONS, CA 92530 TEL: (951) 674-3146	SOUTHERN CALIFORNIA EDISON 25620 JEFFERSON AVENUE MURRIETA, CA 92562 TEL: (877) 238-0092
<u>SEWER</u>	<u>GAS</u>
ELSONS VALLEY MUNICIPAL WATER DISTRICT P.O. BOX 3000 31315-CHANEY STREET LAKE ELSONS, CA 92530 TEL: (951) 674-3146	SOUTHERN CALIFORNIA GAS COMPANY 24487 FRIELPP ROAD WILDOMAR, CA 92592 TEL: (951) 249-8300



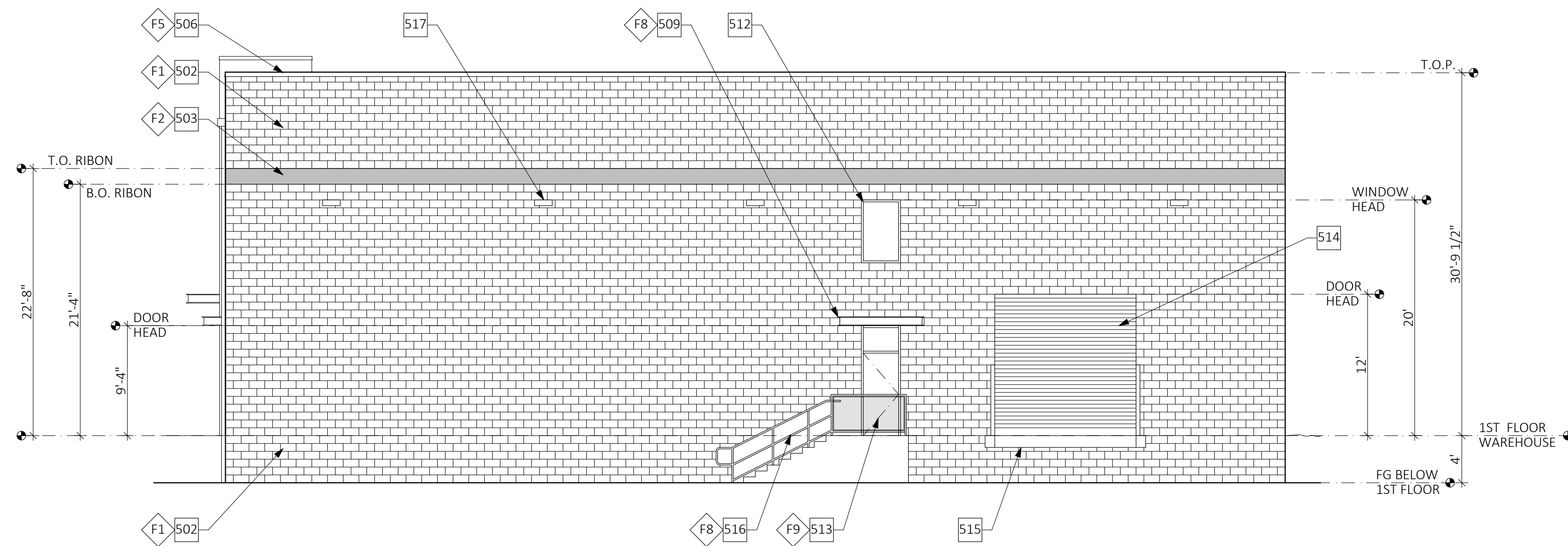




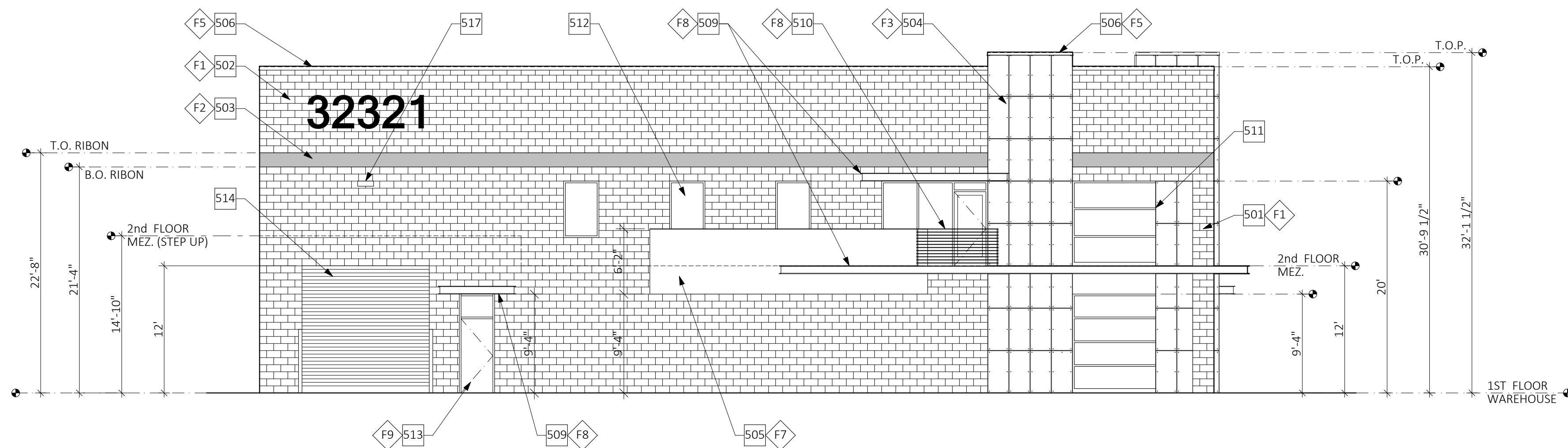
BUILDING ONE ROOF PLAN

1/8" = 1'-0"

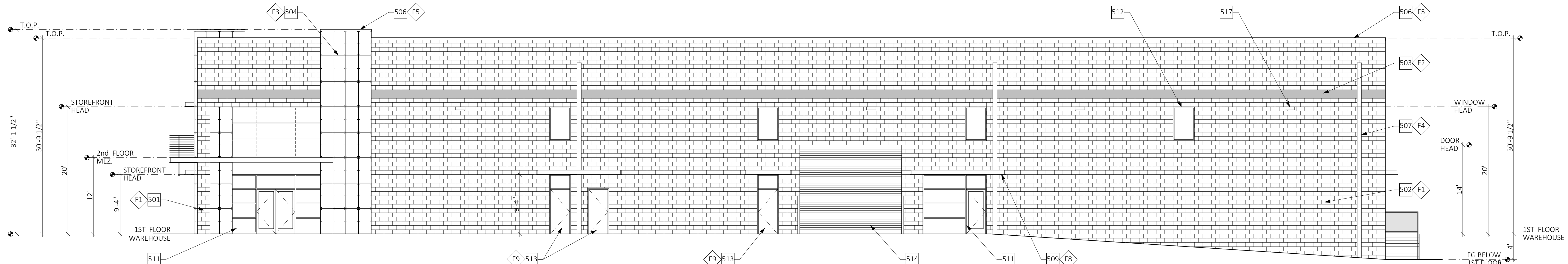
NO#	SUBMITTAL	REVISION	DATE	Client Information:	Stamp:
				RD CONSTRUCTION 32097 CORYDON ROAD LAKE ELSINORE, CA. 92530 Contact: JORGE PEREZ CUETO Telephone: 951.265.5477 Email: jorge@beingdesignstudio.com	
	CUP-11	CUP REV. 1	1/15/21	Contact: DANE WOODS Tel: 951.745.6559 Email: lnaid@condanadnccorp.com	
	CUP-10	CUP INITIAL SUBMITTAL	7/21/21		



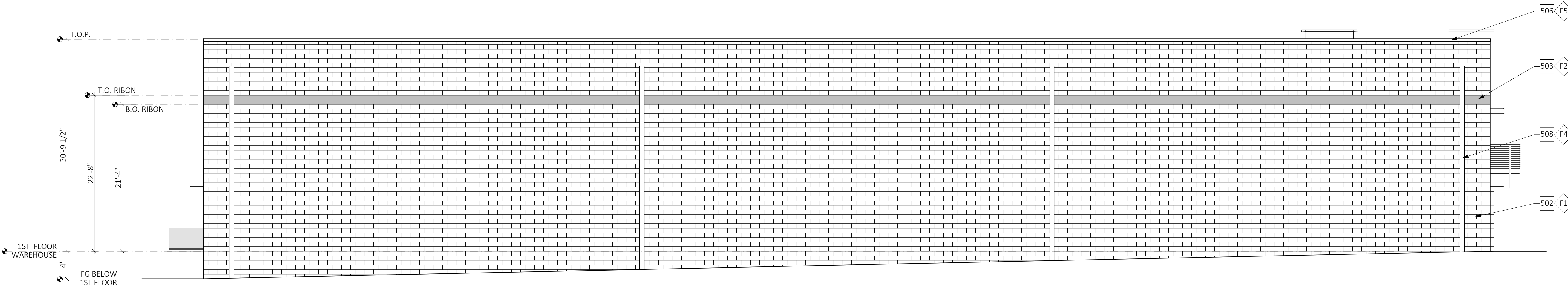
NORTH CONCEPTUAL EXTERIOR ELEVATION 21
1/8" = 1'-0"



SOUTH CONCEPTUAL EXTERIOR ELEVATION 15
1/8" = 1'-0"



EAST CONCEPTUAL EXTERIOR ELEVATION 8
1/8" = 1'-0"



WEST CONCEPTUAL EXTERIOR ELEVATION 2
1/8" = 1'-0"

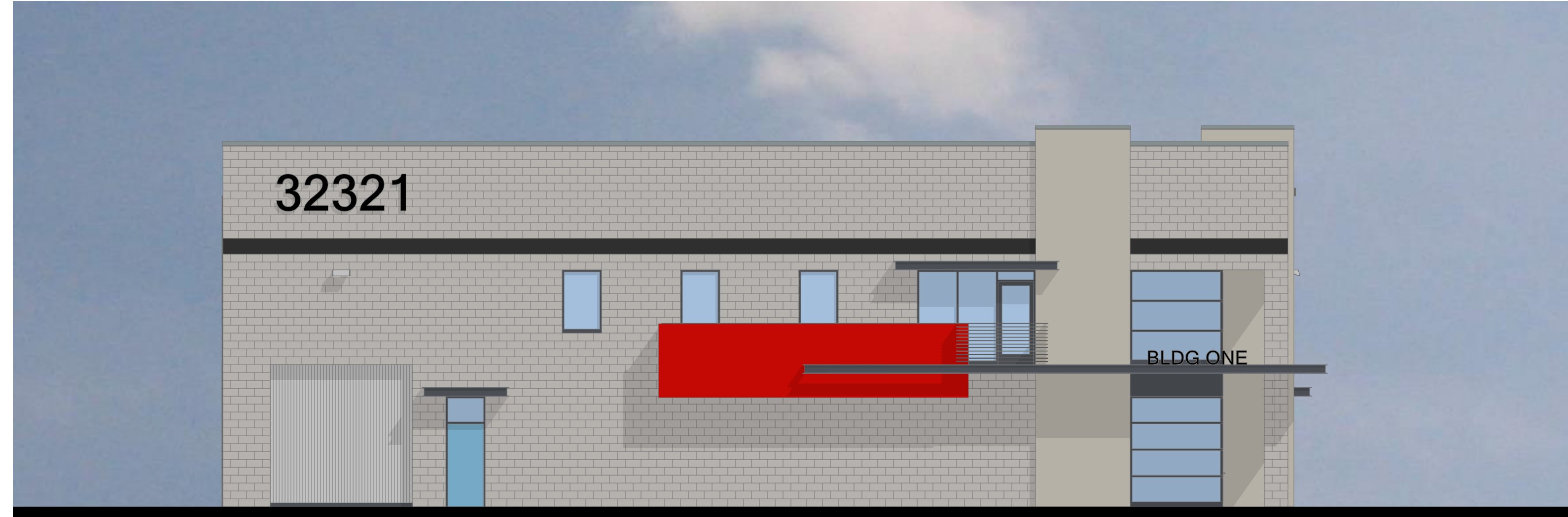
EXTERIOR ELEVATION PLAN KEYNOTES

- 501 NATURAL GRAY PERCISION BLOCK PILASTER
502 NATURAL GRAY PERCISION BLOCK FIELD (RUNNING BOND)
503 JET BLACK PERCISION CMU BLOCK 2 COURSES TALL
(RUNNING BOND)
504 FIBER CEMENT CLAD WALL AND FRAME SYSTEM
505 METAL CLAD ACCENT PANEL
506 METAL PARAPET CAP
507 8" WIDE METAL DOWNSPOUT AND COLLECTOR
508 8" WIDE VERTICAL METAL CLAD ACCENT STRIP SIMILAR TO
DOWNSPOUT
509 C-CHANNEL CANOPY
510 DECORATIVE METAL GAUDDRAIL
511 BLACK ALUMINUM STOREFRONT SYSTEM WITH SOLAR GRAY GLAZING
512 BLACK ALUMINUM STOREFRONT WINDOW WITH SOLAR GRAY GLAZING
513 HOLLOW METAL DOOR
514 METAL ROLL UP DOOR
515 DOCK LEVELER
516 METAL HAND | GAUDDRAIL
517 EXTERIOR LIGHT

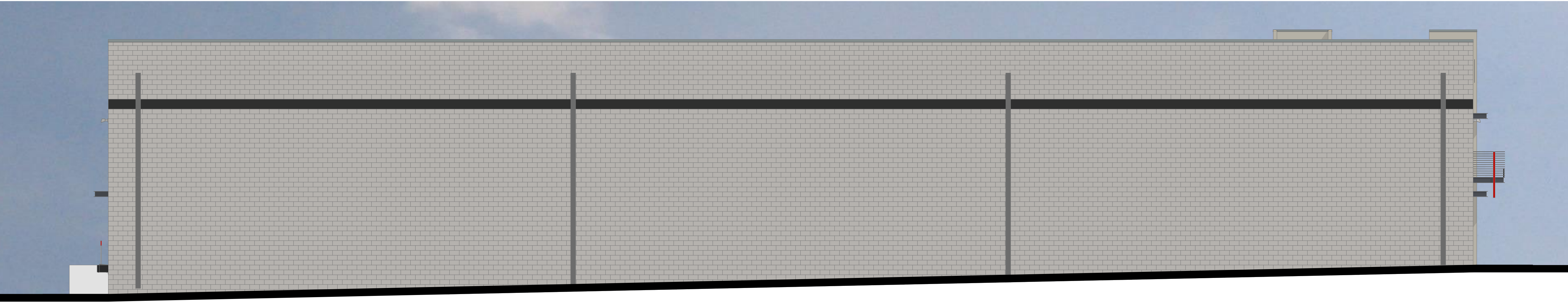
EXTERIOR ELEVATION FINISHES

- | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F1 | SEALED CMU BLOCK (FIELD)
MANUFACTURER: → ORCO BLOCK
MATERIAL: → PERCISION BLOCK
COLOR: → NATURAL GRAY MW |
| F2 | SEALED CMU BLOCK (ACCESS)
MANUFACTURER: → ORCO BLOCK
MATERIAL: → PERCISION BLOCK
COLOR: → JET BLACK 250 MW |
| F3 | CEMENT CLADDING PANEL
MANUFACTURER: → JAMES HARDIE BUILDING PRODUCTS
MATERIAL: → 7/16" THICK FIBER CEMENT PANEL (HZ10)
COLOR: → LIGHT GRAY EXTERIOR TOPCOAT |
| F4 | METAL CLAD 1
MANUFACTURER: → McELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: → 22 GA ASTM A792 (50 KSI STEEL)
COLOR: → PEWTER (KYNAR 500 PVDF) |
| F5 | METAL CLAD 2
MANUFACTURER: → McELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: → 22 GA ASTM A792 (50 KSI STEEL)
COLOR: → CHARCOAL (KYNAR 500 PVDF) |
| F6 | METAL CLAD 3
MANUFACTURER: → McELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: → 22 GA ASTM A792 (50 KSI STEEL)
COLOR: → MATTE BLACK (KYNAR 500 PVDF) |
| F7 | METAL CLAD 4
MANUFACTURER: → McELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: → 22 GA ASTM A792 (50 KSI STEEL)
COLOR: → COPPER METALIC PENNY (KYNAR 500 PVDF) |
| F8 | PAINT 1
MANUFACTURER: → DUNN EDWARDS
MATERIAL: → ARISTOSHIELD
COLOR: → BLACK DEAOOD (LOW SHEEN) |
| F9 | PAINT 2
MANUFACTURER: → DUNN EDWARDS
MATERIAL: → ARISTOSHIELD
COLOR: → CANADIAN LACE DE6340 (LOW SHEEN) |

NOTE:
1. ALL FINISHES MAY VARY. IT IS THE INTENTION OF THIS LEGEND TO MATCH ALL EXISTING FINISHES. GC TO FIELD VERIFY AND MATCH ALL FINISHES. PROVIDED SAMPLES FOR APPROVAL PRIOR TO INSTALLATION (ALLOW TIME FOR LONG LEAD ITEMS). SAMPLES MUST BE PROVIDED IN COORDINATION WITH SCHEDULE. ALLOW 2 WEEKS FOR APPROVAL.



CEPTUAL ELEVATION (COLOR) $\frac{1}{8}'' = 1'-0''$ 15



WEST CONCEPTUAL ELEVATION (COLOR) 2
1/8" = 1'-0"

MFR: PPG
MATERIAL: GLAZING
COLOR: SOLAR GRAY

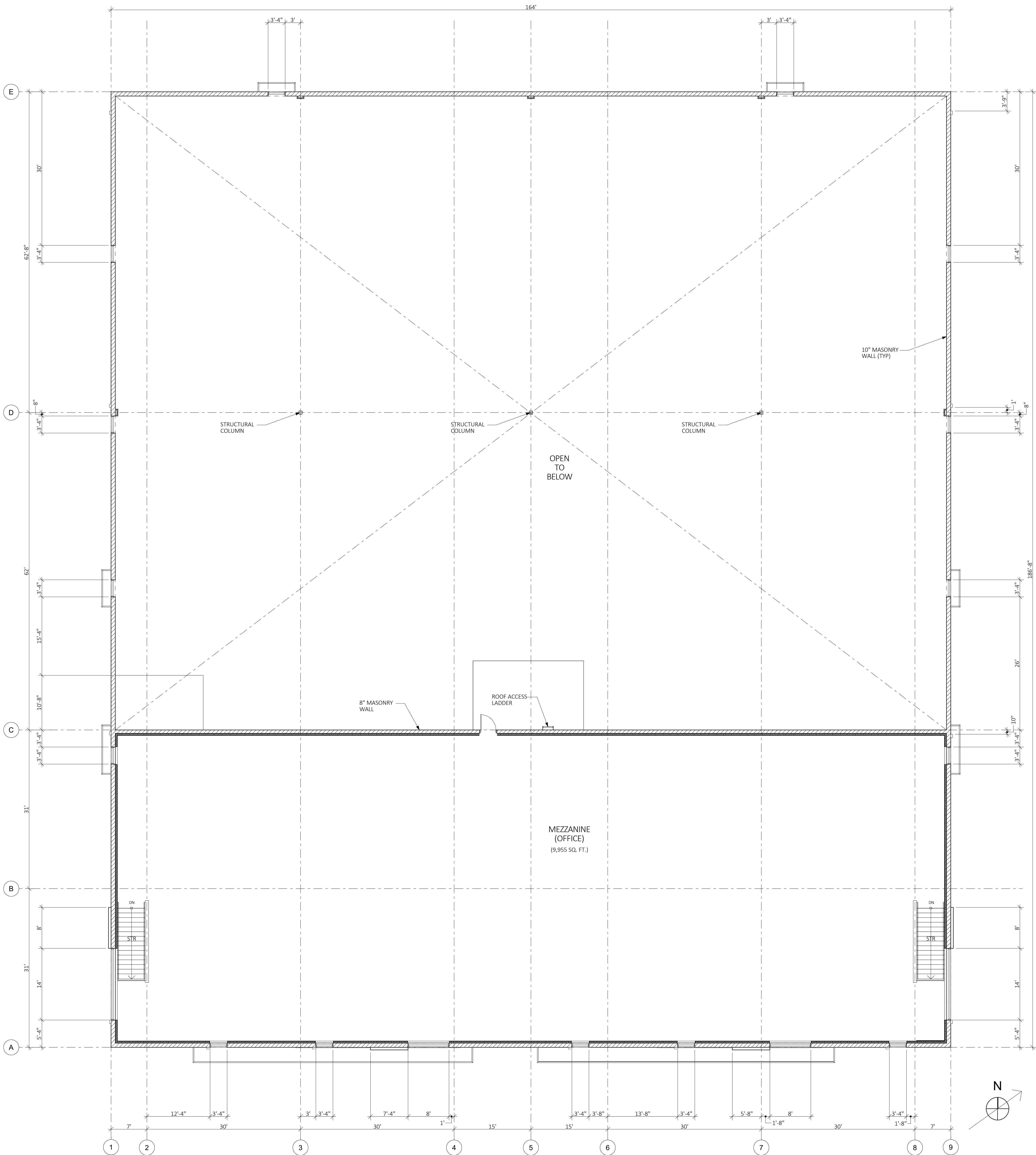
F9 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: CANADIAN LAKE DE6340



Drawing: 4



#Project Name: #Pfr: A 2.2 - BUILDING TWO CONCEPTUAL MEZZANINE FLOOR PLAN
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BUILDING TWO MEZZANINE PLAN
1/8" = 1'-0"

BEING
DESIGN STUDIO

133 W. PECK STREET
LAKE ELSINORE, CA 92530
Contact: JORGE PEREZ CUETO
Telephone: 951.265.5477
Email: jorge@beingdesignstudio.com

Stamp:

RD CONSTRUCTION
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530
Contact: DAVE WOODS
Tel: 951.745.8959
Email: tina@rdconstructioncorp.com

Project Title & Address

REQUEST FOR CONDITIONAL USE PERMIT FOR
RD CONSTRUCTION,
32321 CORYDON ROAD
LAKE ELSINORE, CA, 92530

Project No:

2012

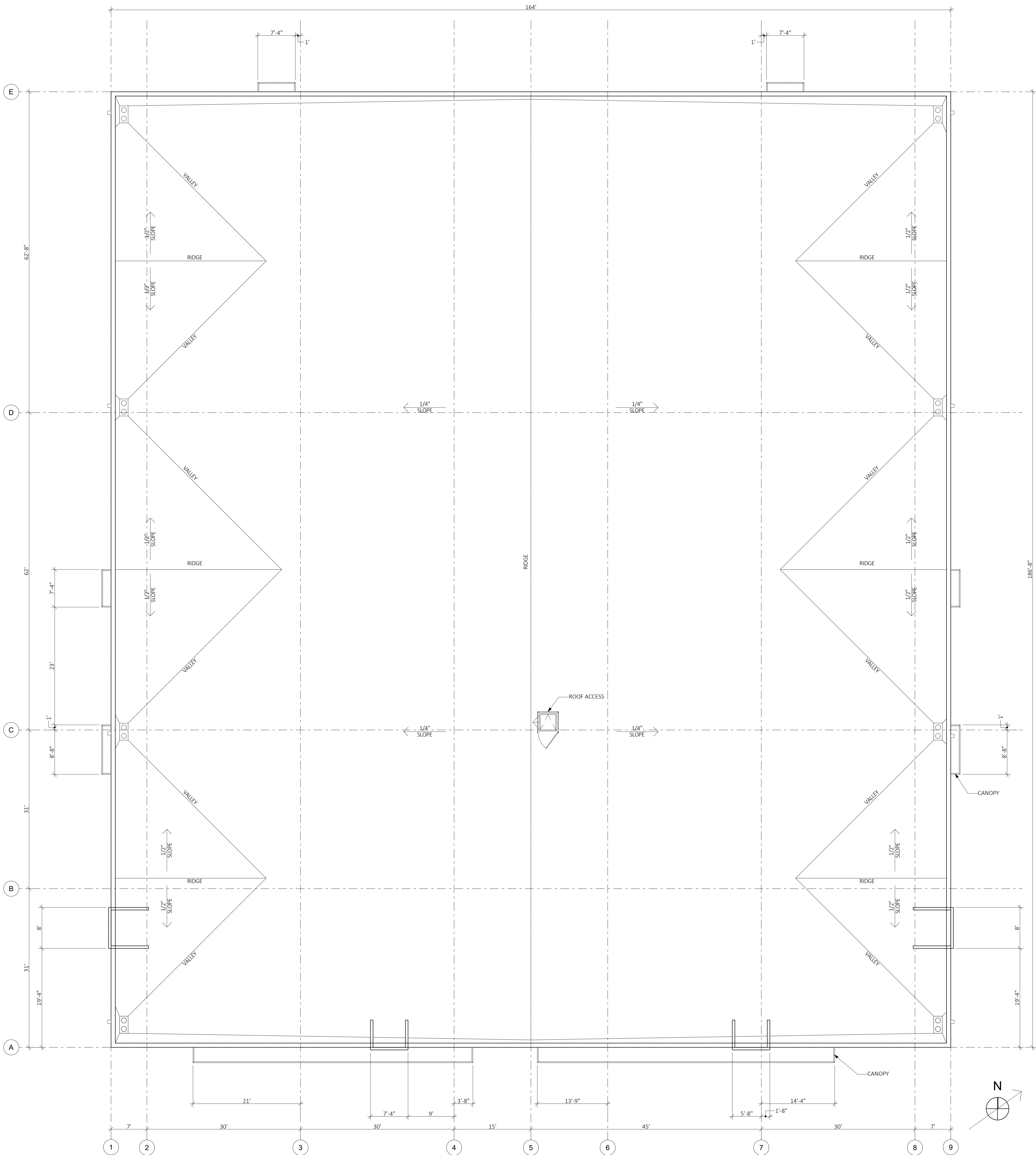
Drawing Title

BUILDING TWO
CONCEPTUAL MEZZANINE
FLOOR PLAN

Drawing Number:

A 2.2

#Project Name: #Pfr: A 2.3 - BUILDING TWO CONCEPTUAL ROOF PLAN
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BUILDING TWO ROOF PLAN

1/8" = 1'-0"

BEING
DESIGN STUDIO

133 W. PECK STREET
LAKE ELSINORE, CA 92530
Contact: JORGE PEREZ CUETO
Telephone: 951.265.5477
Email: jorge@beingdesignstudio.com

Stamp:

RD CONSTRUCTION
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530
Contact: JAMES WOODS
Tel: 951.745.8959
Email: jward@rdconstructioncorp.com

Project Title & Address

REQUEST FOR CONDITIONAL USE PERMIT FOR
RD CONSTRUCTION,
32321 CORYDON ROAD
LAKE ELSINORE, CA, 92530

Drawing Title

BUILDING TWO
CONCEPTUAL ROOF PLAN

Project No:

2012

Drawing Number:

Client Information:

RD CONSTRUCTION
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530
Contact: JAMES WOODS
Tel: 951.745.8959
Email: jward@rdconstructioncorp.com

DATE

NO#

SUBMITTAL

REVISION

CUP-01

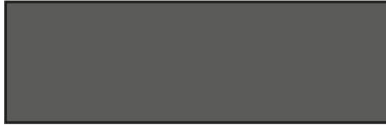
INITIAL SUBMITTAL

7/21/21

METALS



F4 MFR: McELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: PEWTER



F5 MFR: McELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: CHARCOAL



F6 MFR: McELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: MATTE BLACK

PAINT



F7 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: HEART THROB DET412



F8 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: BLACK DEA002



F9 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: CANADIAN LAKE DE6340

MASONRY

F1

MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: NATURAL GRAY MW



F2

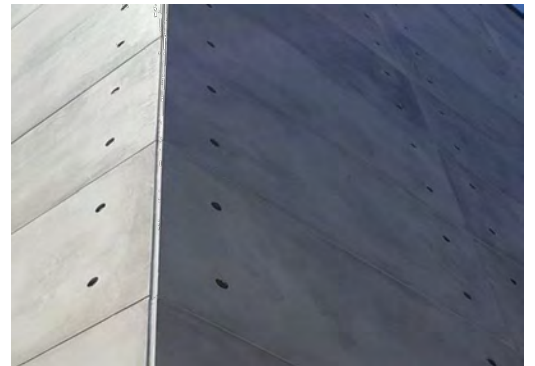
MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: JET BLACK 250 MW



FIBER CEMENT PANEL

F3

MFR: JAMES HARDIE
MATERIAL: FIBER CEMENT
COLOR: NATURAL LT GRAY

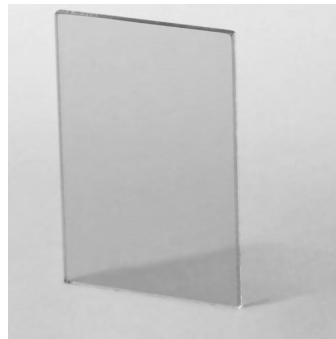


ROOFING



MFR: GAF
MATERIAL: ROOF TPO
COLOR: WHITE

STOREFRONT GLAZING



MFR: PPG
MATERIAL: GLAZING
COLOR: SOLAR GRAY

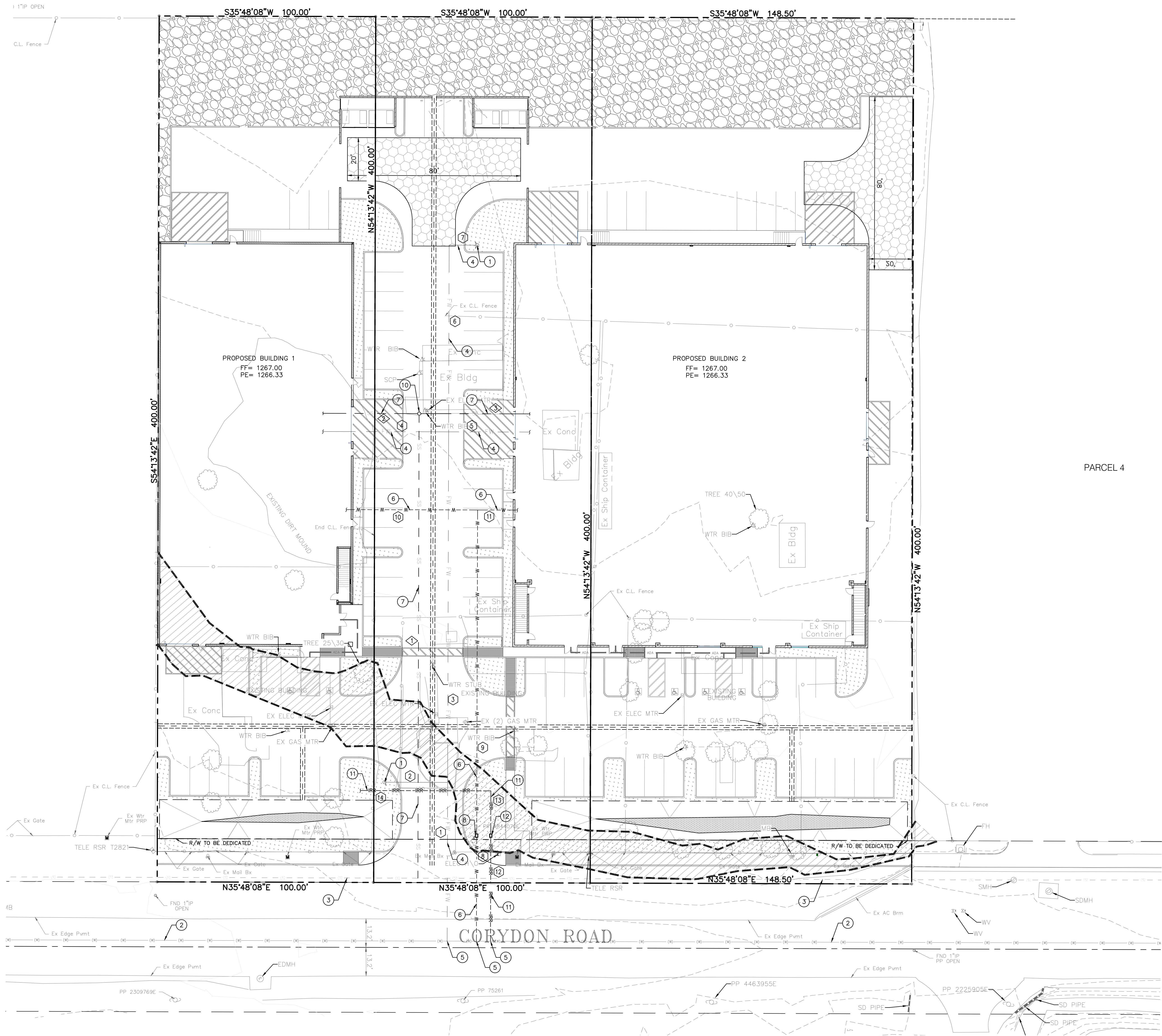


SAMPLE MATERIALS & COLORS

FOR RD CONSTRUCTION WAREHOUSES ON CORYDON
LAKE ELSINORE, CA. 92530

DATE: 7/13/21

BEING DESIGN STUDIO, INC.
133 W. PECK STREET
LAKE ELSNORE, CA. 92530
TEL: 951.265.5477



WET UTILITY NOTES:

- 1 NEW ON-SITE FIRE HYDRANT PER CITY STANDARDS.
- 2 EXISTING WATER MAIN.
- 3 EXISTING SEWER MAIN.
- 4 INSTALL PROPOSED 8" FIRE WATER LINE.
- 5 INSTALL PROPOSED TAP AT EXISTING MAIN.
- 6 PROPOSED 2" DOMESTIC WATER LATERAL.
- 7 PROPOSED 6" SEWER LATERAL.
- 8 INSTALL PROPOSED 2" DOMESTIC WATER METER.
- 10 INSTALL PROPOSED SEWER CLEANOUT.
- 11 PROPOSED 1" IRRIGATION WATER LINE.
- 12 PROPOSED 1" IRRIGATION METER AND BACKFLOW PREVENTION DEVICE.

UTILITY AS-BUILT DATA:

ALL EXISTING UTILITY DATA TO BE FIELD VERIFIED.

WATER DATA TABLE:

ID	DIAMETER	LENGTH	BEARING/DELTA	REMARK
1	8"	73.31	S54° 11' 52.00"E	8"PVC (PVT)
2	8"	29.14	N35° 48' 08.00"E	8"PVC (PVT)
3	8"	161.96	S54° 11' 52.00"E	8"PVC (PVT)
4	8"	58.06	N35° 48' 08.00"E	8"PVC (PVT)
5	8"	37.45	N35° 48' 08.00"E	8"PVC (PVT)
6	8"	86.26	S54° 11' 52.53"E	8"PVC (PVT)
7	8"	12.97	S35° 44' 04.53"W	8"PVC (PVT)
8	2"	47.97	N54° 11' 52.00"W	2"PVC (PVT)
9	2"	149.69	N54° 11' 52.00"W	2"PVC (PVT)
10	2"	60.66	S35° 48' 08.00"W	2"PVC (PVT)
11	2"	18.39	N35° 48' 08.00"E	2"PVC (PVT)
12	1"	47.97	N54° 11' 52.00"W	1"PVC (PVT)
13	1"	19.94	N54° 11' 52.00"W	1"PVC (PVT)
14	1"	60.29	S35° 48' 08.00"W	1"PVC (PVT)

SEWER DATA TABLE:

ID	DIAMETER	LENGTH	BEARING/DELTA	REMARK
1	6"	213.87	S54° 12' 58.15"E	6" SDR-35 PVC SEWER LATERAL (PVT)
2	6"	43.69	N35° 47' 59.84"E	6" SDR-35 PVC SEWER LATERAL (PVT)
3	6"	50.31	N35° 48' 15.10"E	6" SDR-35 PVC SEWER LATERAL (PVT)

Underground Service Alert



Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EMBANKMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN & ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL, OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS OF THE PLANS FOR APPROVAL BY THE CITY.

DATE BY MARK
ENGINEER

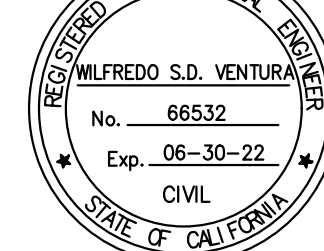
REVISIONS:

APPR DATE
CITY

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED

REMON HABIB RCE 83156
ACTING CITY ENGINEER

SEAL:



VENTURA ENGINEERING INLAND, INC
27883 YNEZ RD SUITE 159
TEMECULA, CA 92591
PHONE (951) 252-7832

PREPARED BY: WILFREDO S.D. VENTURA
R.C.E. NO. 66532
DATE: 7/22/2021

BENCHMARK:

SEE SHEET 1.

SCALE: SEE PLAN

CITY OF LAKE ELSINORE

CONCEPTUAL WET UTILITY PLAN
NEW COMMERCIAL BUILDINGS, CORYDON ROAD,
LAKE ELSINORE, CALIFORNIA
APN: 370-080-006, 007&020

FOR: _____ W.O.# _____ CITY FILE NO. _____

SHEET NO.

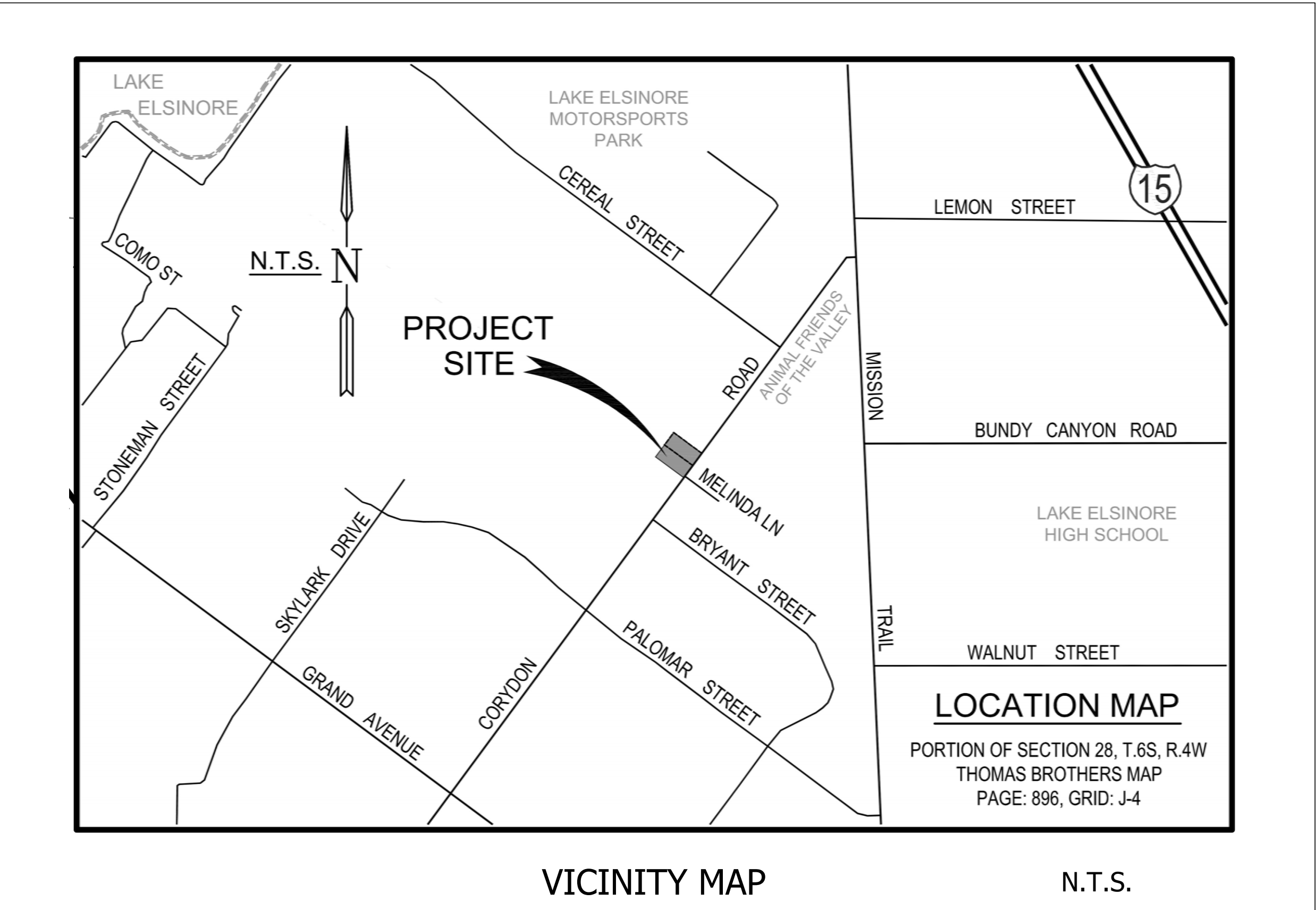
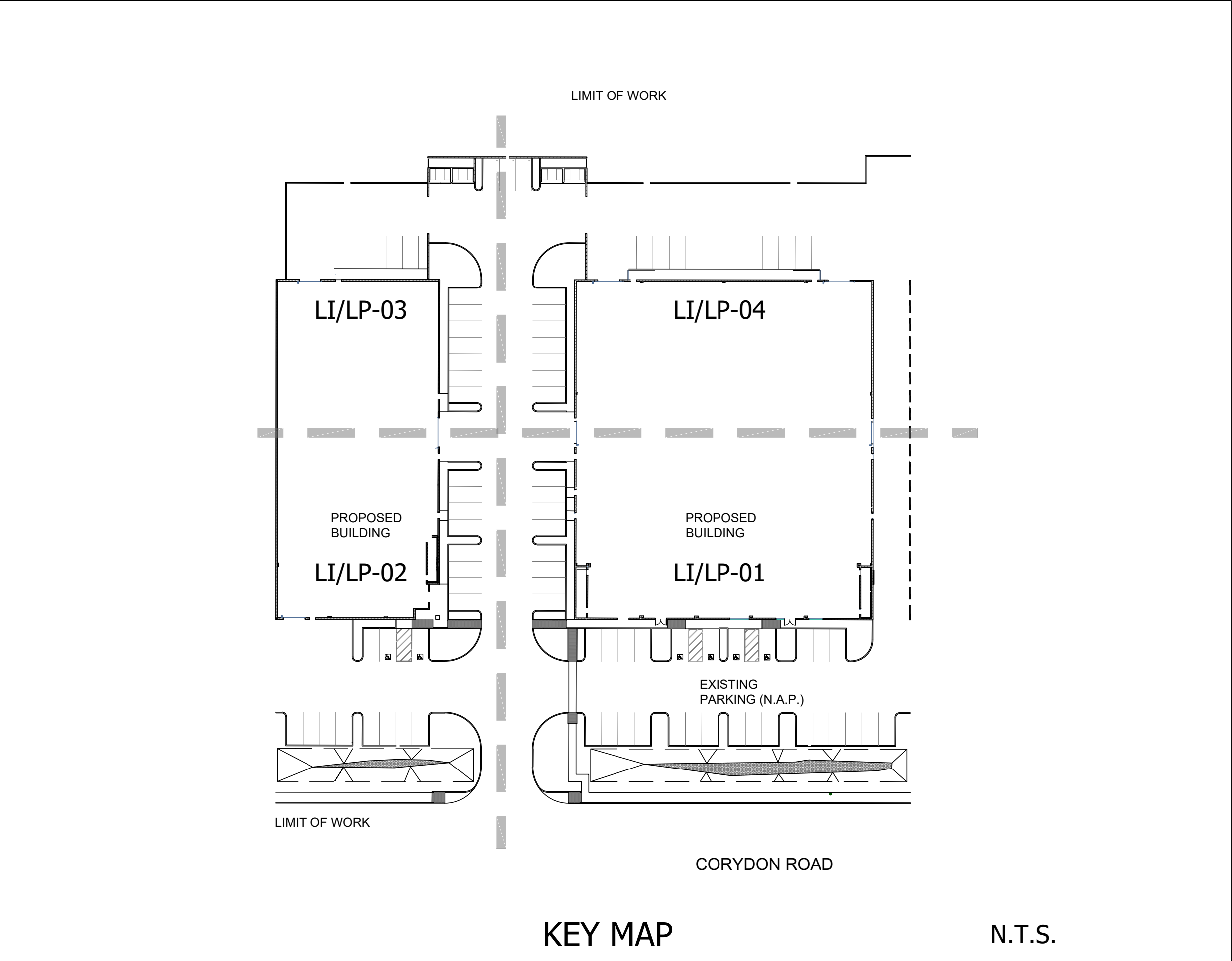
C3

OF 3 SHEETS

LANDSCAPE CONSTRUCTION PLANS FOR:
RD CONSTRUCTION CORP
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
CITY OF LAKE ELSINORE, CA

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERCEDE ANY RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
4. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS WITH THE PAVING CONTRACTOR.
5. REFER TO SPECIFICATIONS / NOTES FOR ACCEPTED STANDARDS OF MATERIALS AND WORKMANSHIP.
6. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN & PLAN PREPARATION. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
7. THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED, MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S NOTIFICATION.
8. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
9. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
10. THE CONTRACTOR SHALL FULLY GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF WORK BY OWNER'S AUTHORIZED REPRESENTATIVE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT AS RECOMMENDED BY A LICENSED PEST CONTROL OPERATOR DURING THE CONTRACTOR'S MAINTENANCE PERIOD.
12. CONTRACTOR SHALL OBTAIN A CURRENT AGRONOMIC SOILS REPORT. THIS REPORT SHALL SUPERCEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
13. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT IRRIGATION AND DRAIN LINES ARE LOCATED AND INSTALLED SO THAT THE MATERIALS SHOWN ON THE PLANTING PLANS MAY BE ACCOMMODATED. CONFLICTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION REFERENCED IN THE PLANS AND SPECIFICATIONS / NOTES. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
15. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ANY DISCREPANCIES REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE.



PREPARED FOR:

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32097 CORYDON ROAD
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PHONE: (951) 746-6689

PREPARED BY:

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SHEET INDEX:

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6 - 7	IRRIGATION DETAILS	LI-05 - LI-06
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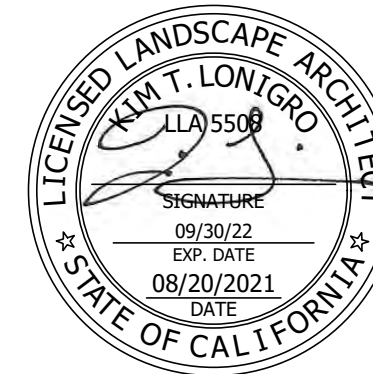
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RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS

TITLE SHEET

REVISIONS	DATE



DATE: 08/20/2021

SCALE: SEE SHEET

JOB # 21-049a

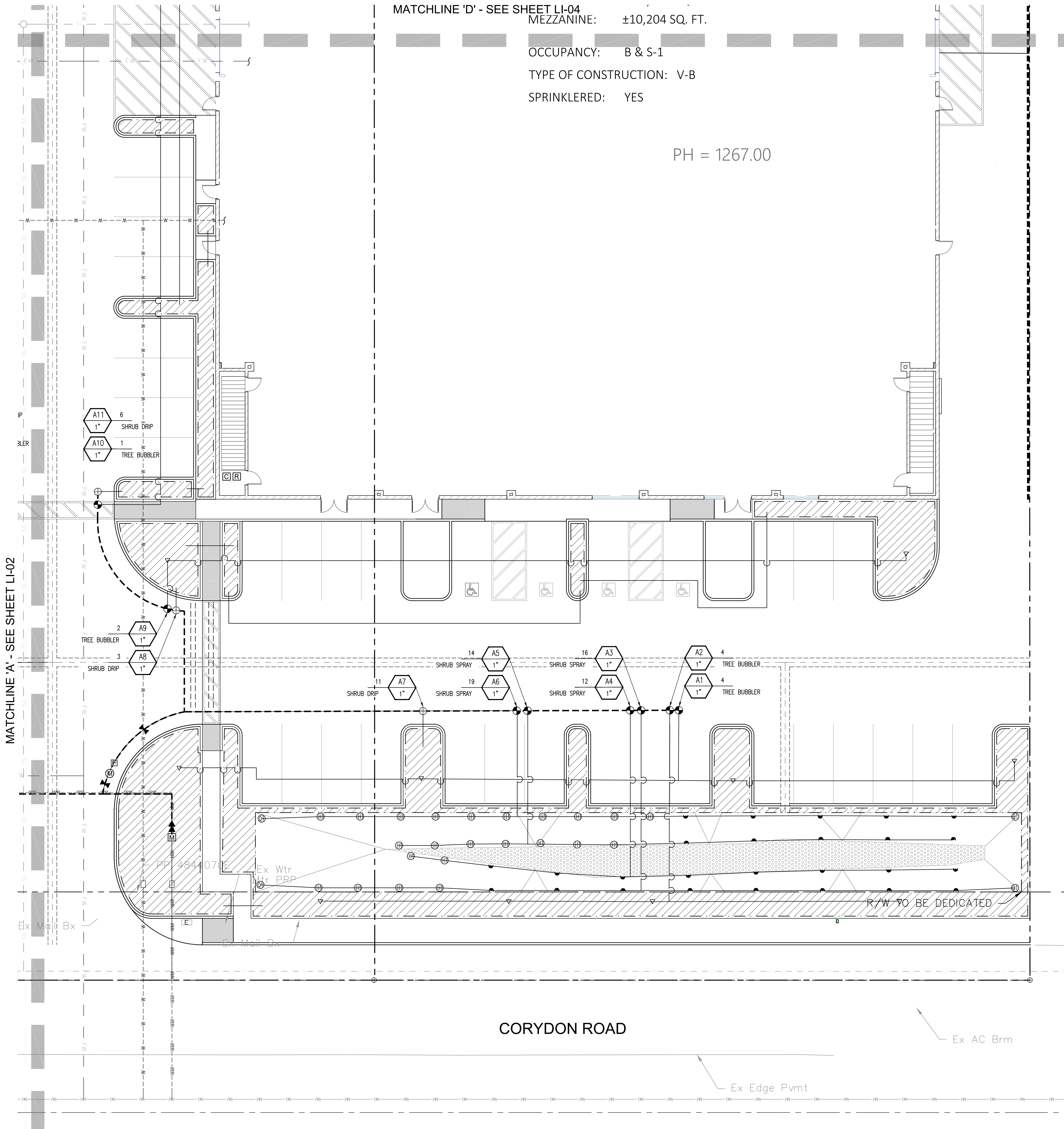
DRAWN: KTL / MD

SHEET: LT-01

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08/20/2021





MATCHLINE 'D' - SEE SHEET LI-04
MEZZANINE: ±10,204 SQ. FT.
OCCUPANCY: B & S-1
TYPE OF CONSTRUCTION: V-B
SPRINKLERED: YES

PH = 1267.00

IRRIGATION LEGEND

DISTRIBUTION EQUIPMENT

SYM.	MANUF.	MODEL#	RAD.	PSI	GPM	PRE. RATE	DESCRIPTION
90	180				90	180	
⊙	RAINBIRD	XP-1200X 8Q, HF	8'-15'	40	.72	1.19	XERI-POP SPRAY
⊙	RAINBIRD	XP-1200X 155ST	5' X 30'	40	1.19	.41	SIDE STRIPS
▽	HUNTER	PROS-06-PRS-30 PCN-SQ	-	30	0.5		TREE BUBBLERS (2 PER SYMBOL) DRINKLINE W/10" SPACING (SHRUB)
▽	HUNTER	HDL-CV-06-18	-	30	0.6 GPH		

HDL-R-06-18 SERIES TECHLINE INSTALL PER MANUFACTURER'S RECOMMENDATION. ALL PLANTER DRINKLINE SHALL BE INSTALLED WITH P.O. AIRY AIR RELIEF VALVE. EACH SYSTEM SHALL HAVE A MANUAL FLUSH VALVE END FLUSH SEE DETAIL. DRIP SYSTEMS SHALL HAVE ECO-ID DRIP SYSTEM INDICATOR. INSTALLED PER MANUFACTURER'S RECOMMENDATION.

ADDITIONAL EQUIPMENT

SYM.	MANUF.	MODEL#
⊙	HUNTER	POV-XXX REMOTE CONTROL VALVE, SEE PLAN FOR SIZE
⊕	HUNTER	PCZ-101 DRIP REMOTE ZONE KIT CONTROL VALVE
⊕	MATCO	759 SERIES FULL PORT BALL VALVE, LINE SIZE
⊕	HUNTER	SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2)
⊕	HUNTER	HCC MODULAR CONTROLLER WITH EZ-DM DECODER MODULE AND EZ-1 MODULES AS REQUIRED (2)
⊕	WATTS	009QT SERIES, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER
⊕	HUNTER	HC-100, 1" FLOW METER (2)
⊕	SUPERIOR	3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2)
⊕	AS APPROVED	1" WATER METER PER DEVELOPER

PIPE / NOTES

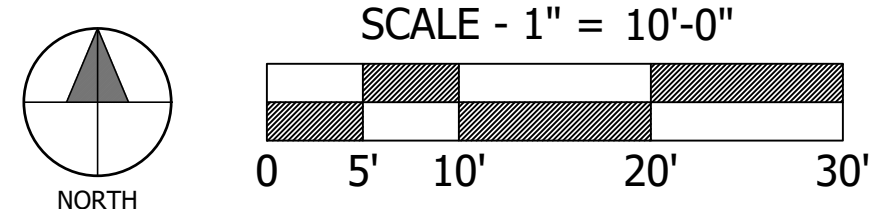
SYM.	MANUF.	MODEL#
---	PWP	SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER
---	PWP	1.25" CL 315 PVC MAINLINE - W/18" COVER
---	PWP	SCH 40 PVC SLEEVE - TWICE LINE SIZE CARRIED WITHIN

20 A20 1.5" VALVE NUMBER
SHRUB DRIP 1.5" G.P.M.
SHRUB DRIP 1.5" HYDRO ZONE
VALVE SIZE

PIPE SIZING CHART

GPM	SCH. 40 PVC PIPE
0 TO 5	3/4"
5 TO 10	1"
10 TO 15	1-1/4"
15 TO 25	1-1/2"
25 TO 35	2"
35 TO 50	2-1/2"

NOTE: CONTRACTOR SHALL SIZE ALL LATERAL LINES PER PIPE SIZING CHART. IN NO INSTANCE SHALL PIPE SIZE EXCEED DESIGNATED GPM RANGE.



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RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS

IRRIGATION PLAN

REVISIONS	DATE



DATE: 08/20/2021
SCALE: SEE SHEET
JOB # 21-049a
DRAWN: KTL / MD
SHEET: LI-01
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08/20/2021

IRRIGATION GENERAL NOTES

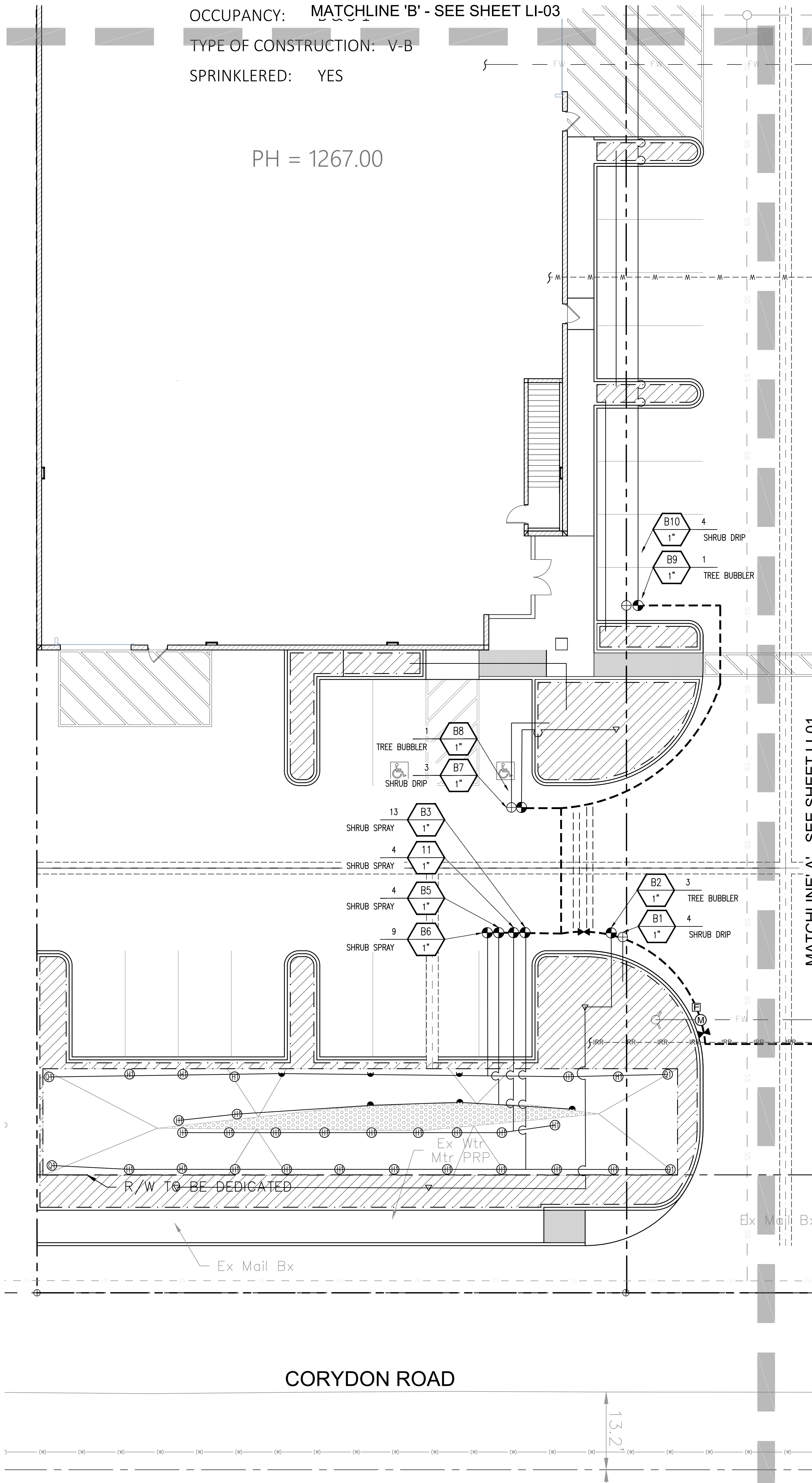
- IRRIGATION SYSTEM AS DRAWN ON PLANS IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
- DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY. CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST.
- IRRIGATION HEADS SHALL BE LOCATED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALKS, AND STRUCTURES AND NOT SCALED OFF OF DRAWINGS. DO NOT LOCATE TREES OR TALLER SHRUBS IN LOCATIONS WHERE THEY WILL BLOCK IRRIGATION HEADS AND PREVENT ADEQUATE COVERAGE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE LATEST EDITION OF LOCAL GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENTS AT THE SITE AT ALL TIMES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, FENCES, WOOD STRUCTURES, CONCRETE STRUCTURES, BUILDINGS, UTILITIES, ETC. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND OTHER STRUCTURES. CONTRACTOR SHALL NOT INSTALL ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL PAVED AREAS PRIOR TO PAVING INSTALLATION. SLEEVING SHALL BE SCH. 40 PVC PIPE, TWICE THE LINE SIZE CARRIED, AND GROUPED TOGETHER WHERE FEASIBLE. SLEEVING SHALL ALSO BE BURIED MIN. 24" UNDER PEDESTRIAN PAVEMENT, AND MIN. 30" UNDER VEHICULAR PAVEMENT, OR PER LOCAL GOVERNING CODES AND REGULATIONS, WHICHEVER IS MORE STRINGENT. REFER TO IRRIGATION LEGEND/NOTES FOR SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND PROVIDE THESE TO THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING.
- MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW UNIT TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
- CONTRACTOR SHALL VERIFY IN THE FIELD WITH THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE LOCAL GOVERNING AGENCY REPRESENTATIVE, ALL LOCATIONS OF POINT OF CONNECTIONS, WATER METERS, MAIN WATER SUPPLY LINE, BACKFLOW PREVENTER, AUTOMATIC CONTROLLER RAIN SWITCH, AND VALVES, PRIOR TO CONSTRUCTION.
- POINT OF CONNECTION TO BE AT SERVICE LINE DOWNSTREAM OF WATER METER, VERIFY LOCATION, TYPE AND SIZE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL THOROUGHLY FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM SYSTEM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND STRUCTURES SUCH AS BUILDINGS, WALLS, FENCES, ETC. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL SHRUB HEADS ADJACENT TO LAWN AND PAVED AREAS SHALL BE MOUNTED ON 6" BODIES MIN. OR PER LOCAL GUIDELINES. ALL OTHER SHRUB SPRAY HEADS MAY BE MOUNTED ON RISERS 12" ABOVE FINISH GRADE WITH OWNER'S PRIOR APPROVAL. ALL LAWN HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES MIN. OR PER LOCAL GUIDELINES. ALL LAWN ROTOR HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES OR PER LOCAL GUIDELINES.
- ALL CONTROL EQUIPMENT, SUCH AS REMOTE CONTROL VALVES, BALL VALVES, AND QUICK COUPLER VALVES SHALL BE LOCATED IN SHRUB PLANTER AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPING WITH THE LOCATION OF TREES (REFER TO PLANTING PLAN) AND SHALL MAINTAIN A MIN. OF 5 FEET CLEARANCE BETWEEN PIPING AND TRUNKS OF TREES WHEREVER POSSIBLE. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL BELOW HEAD CHECK VALVES AND/OR IN-LINE CHECK VALVES (SIZE AS REQUIRED) AS REQUIRED TO ELIMINATE ALL LOW HEAD DRAINAGE.
- ALL IRRIGATION CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND REGIONAL GOVERNING CODES.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- LOCATE ALL IRRIGATION HEADS AND LINES 8" FROM SIDEYARD PROPERTY LINES ADJACENT TO FENCES, WALLS, ETC. AND 2" FROM SIDEYARD PROPERTY LINES IN LAWN AREAS WHERE OCCURS.
- FOR ALL SPRAY HEADS THAT REQUIRE GREATER THAN 30% REDUCTION OF FULL FLOW RADIUS, THE CONTRACTOR SHALL USE THE APPROPRIATE PRESSURE COMPENSATING DEVICE (RAINBIRD PCS-XXX).
- CONTRACTOR/OPERATOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR/ OPERATOR APPLY WATER AT A RATE OR FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
- CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. MEASUREMENTS FOR PROPER GROUND SHALL BE VERIFIED AT LEAST ONCE PRIOR TO HOMEOWNER OCCUPANCY, AND NECESSARY ADJUSTMENTS SHALL BE MADE TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS.

OCCUPANCY: MATCHLINE 'B' - SEE SHEET LI-03

TYPE OF CONSTRUCTION: V-B

SPRINKLERED: YES

PH = 1267.00



IRRIGATION LEGEND

DISTRIBUTION EQUIPMENT

SYM.	MANUF.	MODEL#	RAD.	PSI	GPM	PRE. RATE	DESCRIPTION
90	180				90	180	
⊙	RAINBIRD	XP-1200X 80, HF	8'-15'	40	.72	1.19	XERI-POP SPRAY
⊙	RAINBIRD	XP-1200X 155ST	5' X 30'	40	1.19	.41	SIDE STRIPS
▽	HUNTER	PROS-06-PRS-30 PCN-50	-	30	0.5		TREE BUBBLERS (2 PER SYMBOL) DRIBBLE W/18" SPACING (SHRUB)
▽	HUNTER	HDL-CV-06-18	-	30	0.6 GPH		

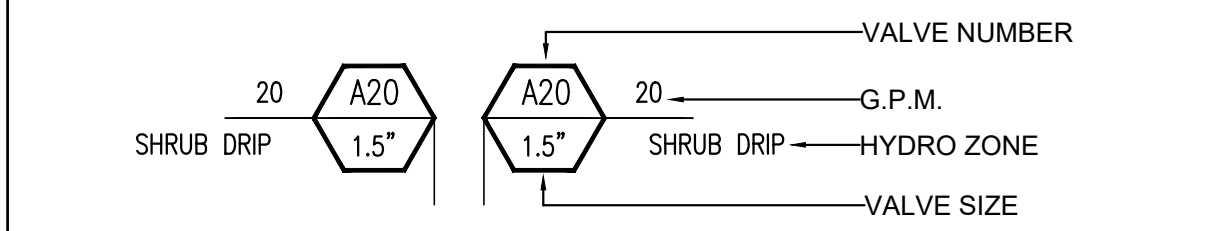
HDL-R-06-18 SERIES TECHLINE INSTALL PER MANUFACTURER'S RECOMMENDATION. ALL PLANTER DRIBBLELINE SHALL BE INSTALLED WITH P.O.A.R. AIR RELEASE VALVE. EACH SYSTEM SHALL HAVE A MANUAL FLUSH VALVE END FLUSH SEE DETAIL. DRIP SYSTEMS SHALL HAVE ECO-ID DRIP SYSTEM INDICATOR. INSTALLED PER MANUFACTURER'S RECOMMENDATION.

ADDITIONAL EQUIPMENT

SYM.	MANUF.	MODEL#
⊙	HUNTER	POV-XXX REMOTE CONTROL VALVE, SEE PLAN FOR SIZE
⊕	HUNTER	PCZ-101 DRIP REMOTE ZONE KIT CONTROL VALVE
⊕	MATCO	759 SERIES FULL PORT BALL VALVE, LINE SIZE
R	HUNTER	SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2)
C	HUNTER	HCC MODULAR CONTROLLER WITH EZ-DM DECODER MODULE AND EZ-1 MODULES AS REQUIRED (2)
▶▶	WATTS	009QT SERIES, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER
F	HUNTER	HC-100, 1" FLOW METER (2)
M	SUPERIOR	3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2)
M	AS APPROVED	1" WATER METER PER DEVELOPER

PIPE / NOTES

SYM.	MANUF.	MODEL#
---	PWP	SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER
---	PWP	1.25" CL 315 PVC MAINLINE - W/18" COVER
---	PWP	SCH 40 PVC SLEEVE - TWICE LINE SIZE CARRIED WITHIN



PIPE SIZING CHART		
0 TO 5	GPM	3/4" SCH. 40 PVC PIPE
5 TO 10	GPM	1" SCH. 40 PVC PIPE
10 TO 15	GPM	1-1/4" SCH. 40 PVC PIPE
15 TO 25	GPM	1-1/2" SCH. 40 PVC PIPE
25 TO 35	GPM	2" SCH. 40 PVC PIPE
35 TO 50	GPM	2-1/2" SCH. 40 PVC PIPE
NOTE: CONTRACTOR SHALL SIZE ALL LATERAL LINES PER PIPE SIZING CHART. IN NO INSTANCES SHALL PIPE SIZE EXCEED DESIGNATED GPM RANGE.		



RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA

CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20

LANDSCAPE CONSTRUCTION PLANS

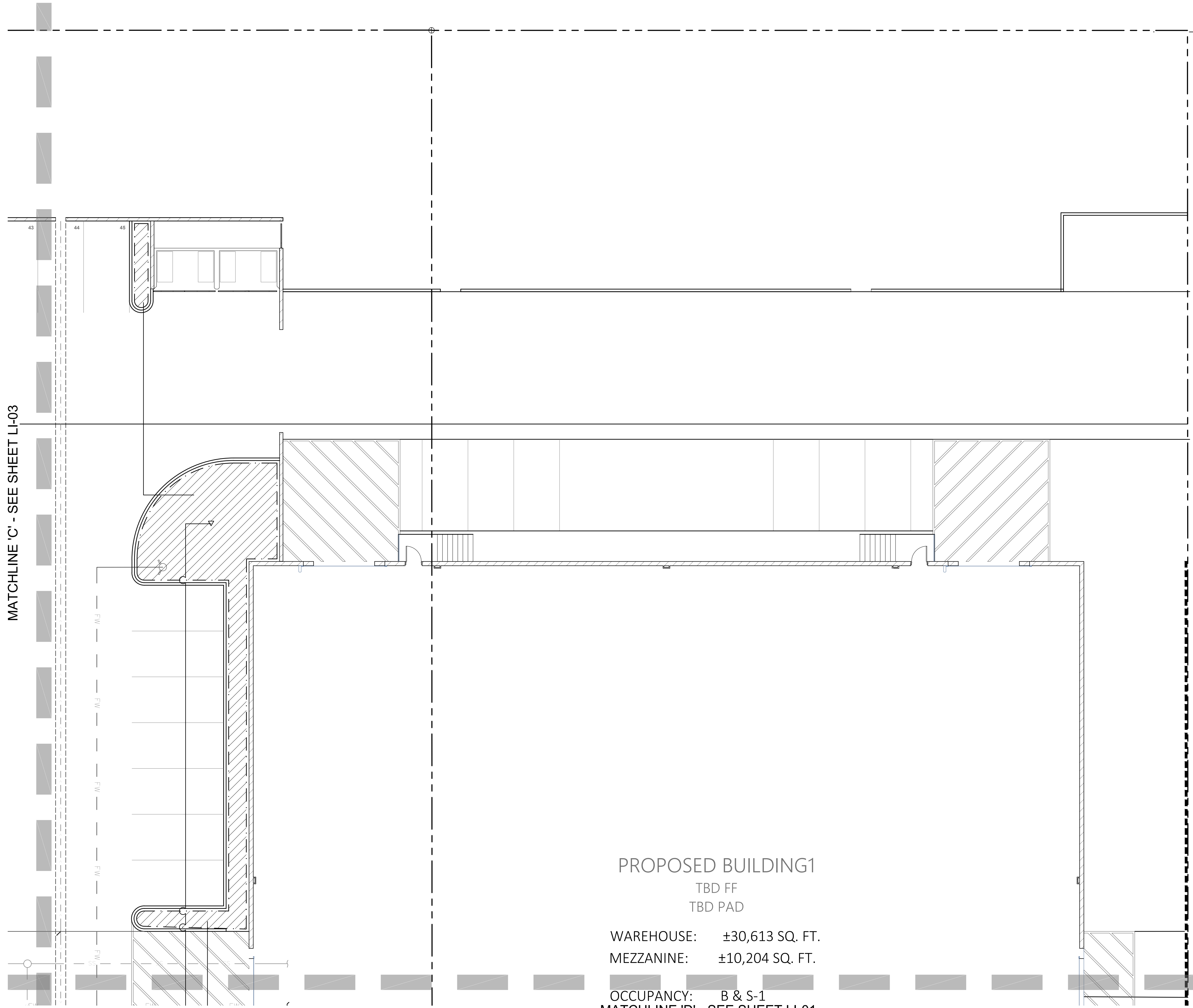
IRRIGATION PLAN

REVISIONS	DATE



DATE: 08/20/2021
SCALE: SEE SHEET
JOB # 21-049a
DRAWN: KTL / MD
SHEET: LI-02
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08/20/2021



PROPOSED BUILDING1

TBD FF

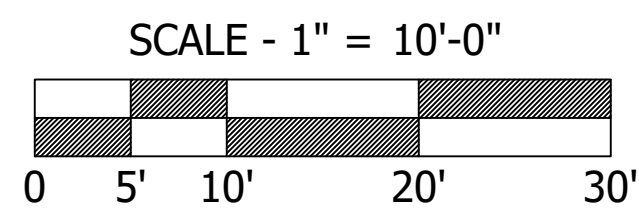
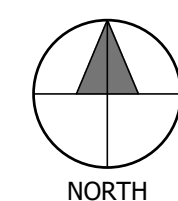
TBD PAD

WAREHOUSE: ±30,613 SQ. FT.

MEZZANINE: ±10,204 SQ. FT.

OCCUPANCY: B & S-1

MATCHLINE 'D' - SEE SHEET LI-01



IRRIGATION LEGEND

DISTRIBUTION EQUIPMENT

SYM.	MANUF.	MODEL#	RAD.	PSI	GPM	PRE-RATE	DESCRIPTION
90	180				90	180	
⊙	RAINBIRD	XP-1200X 8Q, HF	8'-15'	40	.72	1.19	XERI-POP SPRAY
⊙	RAINBIRD	XP-1200X 155ST	5' X 30'	40	1.19	.41	SIDE STRIPS
▽	HUNTER	PROS-06-PRS-30 PCN-SQ	-	30	0.5		TREE BUBBLERS (2 PER SYMBOL)
▽	HUNTER	HDL-CV-06-18	-	30	0.6 GPH		DRINKING LINE W/10" SPACING (SHRUB)

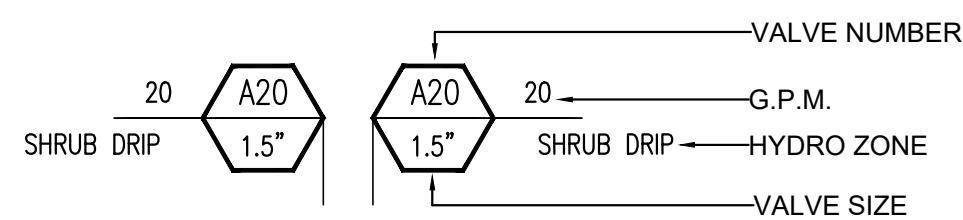
HDL-R-06-18 SERIES TECHLINE INSTALL PER MANUFACTURES RECOMMENDATION, ALL PLANTER DRINKLINE SHALL BE INSTALLED WITH P.O.-ARY AIR RELEASE VALVE. EACH SYSTEM SHALL HAVE A MANUAL FLUSH VALVE END FLUSH SEE DETAIL. DRIP SYSTEMS SHALL HAVE ECO-ID DRIP SYSTEM INDICATOR, INSTALLED PER MANUFACTURES RECOMMENDATION.

ADDITIONAL EQUIPMENT

SYM.	MANUF.	MODEL#
⊙	HUNTER	POV-XXX REMOTE CONTROL VALVE, SEE PLAN FOR SIZE
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⊕	MATCO	759 SERIES FULL PORT BALL VALVE, LINE SIZE
⊕	HUNTER	SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2)
⊕	HUNTER	HCC MODULAR CONTROLLER WITH EZ-DM DECODER MODULE AND EZ-1 MODULES AS REQUIRED (2)
⊕	WATTS	009QT SERIES, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER
⊕	HUNTER	HC-100, 1" FLOW METER (2)
⊕	SUPERIOR	3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2)
⊕	AS APPROVED	1" WATER METER PER DEVELOPER

PIPE / NOTES

SYM.	MANUF.	MODEL#
---	PWP	SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER
---	PWP	1.25" CL 315 PVC MAINLINE - W/18" COVER
---	PWP	SCH 40 PVC SLEEVE - TWICE LINE SIZE CARRIED WITHIN



PIPE SIZING CHART		
0 TO 5	GPM	3/4" SCH. 40 PVC PIPE
5 TO 10	GPM	1" SCH. 40 PVC PIPE
10 TO 15	GPM	1-1/4" SCH. 40 PVC PIPE
15 TO 25	GPM	1-1/2" SCH. 40 PVC PIPE
25 TO 35	GPM	2" SCH. 40 PVC PIPE
35 TO 50	GPM	2-1/2" SCH. 40 PVC PIPE

NOTE:
CONTRACTOR SHALL SIZE ALL LATERAL LINES PER PIPE SIZING CHART. IN NO INSTANCE SHALL PIPE SIZE EXCEED DESIGNATED GPM RANGE.



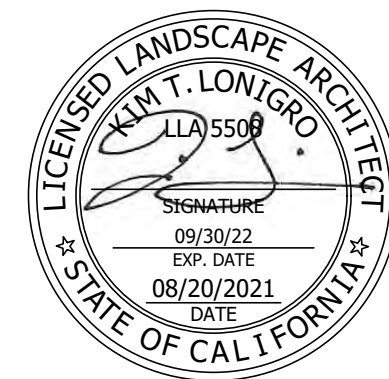
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RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS

IRRIGATION PLAN

REVISIONS	DATE



DATE: 08/20/2021

SCALE: SEE SHEET

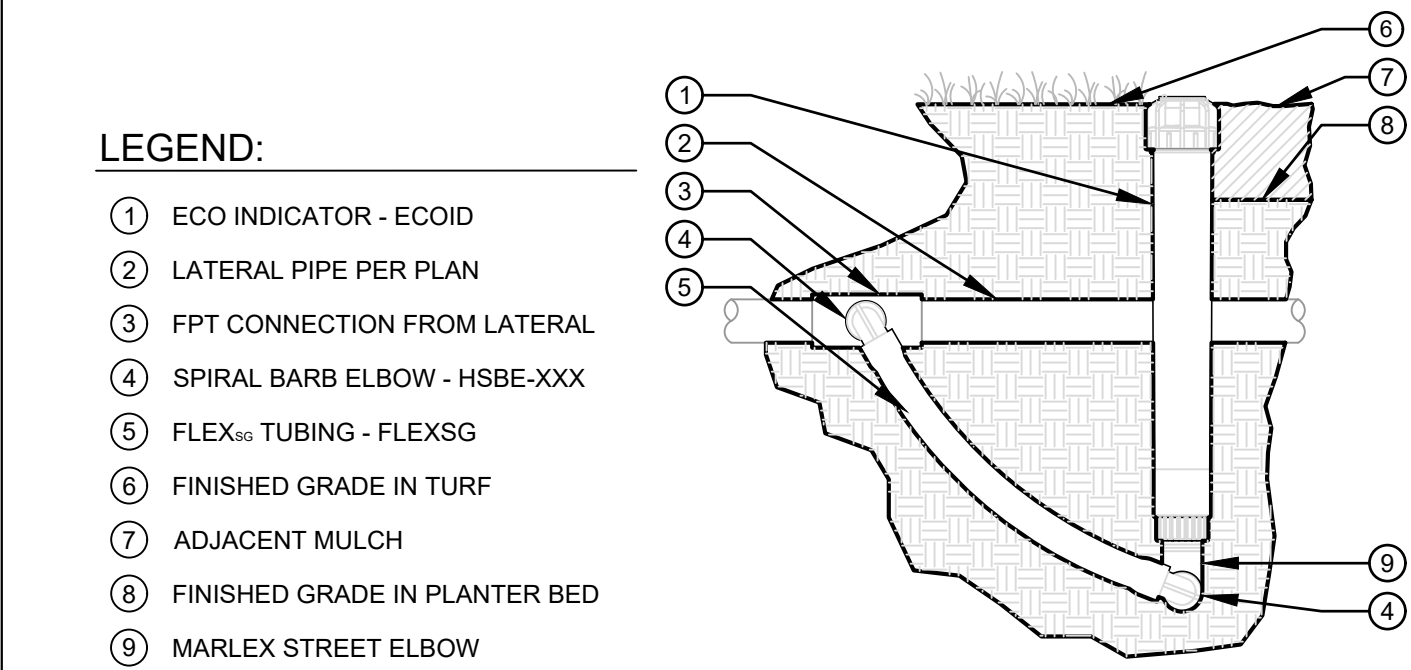
JOB # 21-049a

DRAWN: KTL / MD

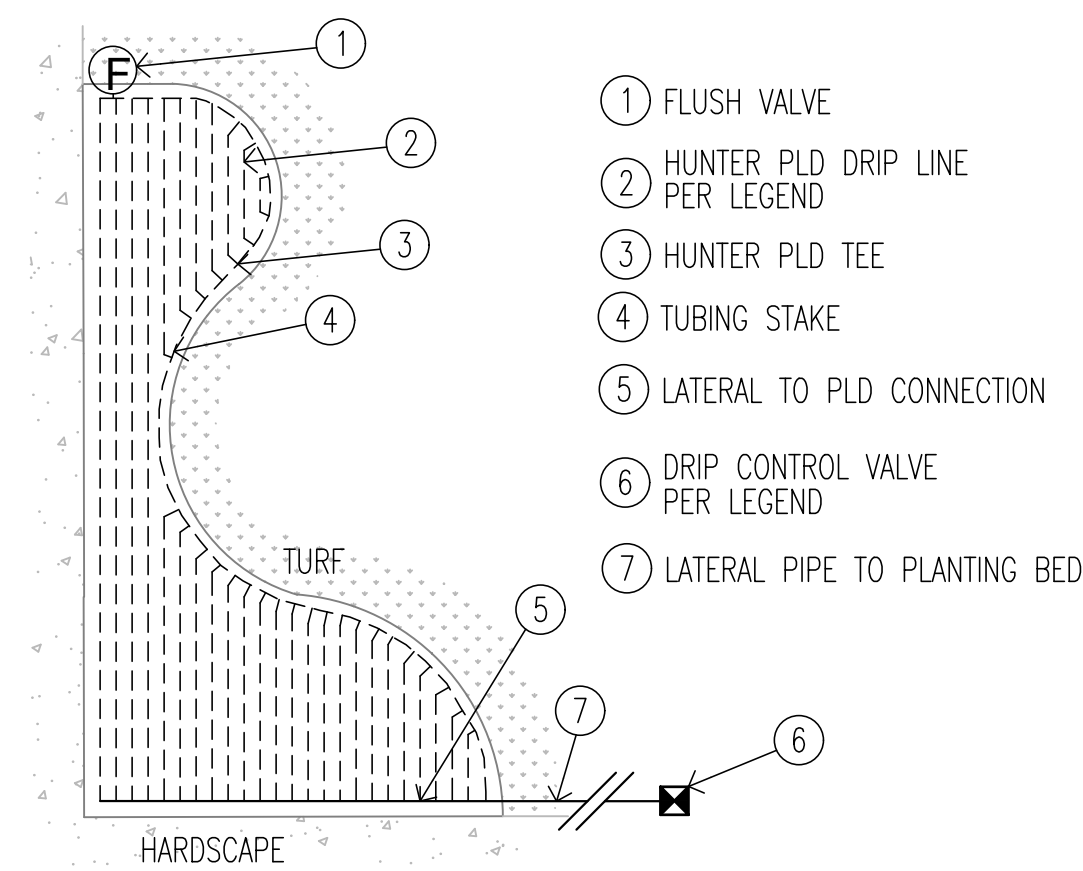
SHEET: LI-04

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08/20/2021



N DRIPLINE INDICATOR (HUNTER) N.T.S.



P DRIPLINE - CURVELINEAR PLANTER BED N.T.S.



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RD CONSTRUCTION CORP, CORYDON ROAD
CITY OF LAKE ELSINORE, CA CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20 LANDSCAPE CONSTRUCTION PLANS
IRRIGATION DETAILS

REVISIONS	DATE



DATE: 08/20/2021
SCALE: SEE SHEET
JOB # 21-049a
DRAWN: KTL / MD
SHEET: LI-06
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IRRIGATION:

I. GENERAL:

A. SCOPE OF WORK:

1. ALL CONSTRUCTION SHALL CONFORM TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE OF CALIFORNIA GOVERNING AGENCIES.
2. PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
3. ALL LOCAL, MUNICIPAL, COUNTY AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS ARE HEREBY INCORPORATED INTO AND MADE PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE PERTINENT ENGINEERING PLANS, ARCHITECTURAL PLANS, AND/OR SOILS REPORT PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE OWNER, OWNER'S AUTHORIZED REPRESENTATIVE, OTHER CONSTRUCTION TRADE, AND GOVERNING AGENCIES.

B. BIDS CONTRACTS AND INSURANCE:

1. EACH BIDDER SHALL INSPECT THE SITE BEFORE SUBMITTING THEIR BID.
2. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
3. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH HIS WORK. THE CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK, AND SHALL PROPERLY COORDINATE HIS WORK WITH THEIRS.
4. LIABILITY AND COMPENSATION INSURANCE: THE CONTRACTOR SHALL CARRY AND FOR ADEQUATE LIABILITY AND COMPENSATION INSURANCE AND SHALL, IF REQUIRED, FURNISH THE OWNER WITH EVIDENCE TO THIS EFFECT.
5. GUARANTEE BONDS: THE OWNER SHALL HAVE THE RIGHT, PRIOR TO THE SIGNING OF THE CONTRACT, TO REQUIRE THE CONTRACTOR TO FURNISH A BOND COVERING THE FAITHFUL PERFORMANCE OF THE CONTRACT AND THE PAYMENT OF ALL OBLIGATIONS ARISING THEREUNDER, IN SUCH FORM AS THE OWNER MAY PRESCRIBE AND WITH SUCH SURETIES AS HE MAY APPROVE. IF SUCH A BOND IS REQUIRED, THE PREMIUM SHALL BE PAID BY THE OWNER.

C. PLANS AND PERMITS:

1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CONSTRUCTION DOCUMENTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE U.B.C.
2. CORRELATION OF DRAWINGS AND SPECIFICATIONS: ANY WORK NOT ACCORDING TO DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REMOVED.
3. DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED.
4. ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR.
5. PERMITS, FEES, ETC.: THE CONTRACTOR SHALL ARRANGE AND PAY FOR PERMITS FOR THEIR RESPECTIVE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE PLANS PRIOR TO CONSTRUCTION.

D. EXECUTION:

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. CONTACT UNDERGROUND SERVICE ALERT (800) 422-4131. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
2. CUTTING AND PATCHING: THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE IT COMPLETE AS SHOWN BY DRAWINGS AND SPECIFICATIONS. ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.
3. CLEANING: IT SHALL BE THE DUTY OF EACH SUBCONTRACTOR TO REMOVE HIS OWN RUBBISH FROM THE PREMISES AND KEEP THE JOB CLEAN AT ALL TIMES. HE SHALL PROTECT WORK OF ALL OTHER CONTRACTORS.
4. CONDUCT OF THE WORK: THE CONTRACTOR, SHALL AT ALL TIMES, KEEP A COMPETENT FOREMAN ON THE JOB WHO SHALL BE IN CHARGE OF THE ENTIRE WORK, INCLUDING THE WORK OF HIS SUBCONTRACTORS. HE SHALL BE RESPONSIBLE FOR ITS ACCURACY.
5. ALL REMOVED ORGANIC OR INORGANIC MATERIAL SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LEGAL DISPOSAL SITE. VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION.
6. THE CONTRACTOR SHALL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, SIDEWALKS, AND ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS THROUGHOUT THE PROJECT SITE DURING THE ENTIRE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL POST SIGNS AS REQUIRED TO ALERT TRAFFIC TO CONSTRUCTION ACTIVITIES, AND TO DIRECT TRAFFIC THROUGH AND AROUND THE CONSTRUCTION AREAS WHEN NECESSARY.
9. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY MATERIALS, EQUIPMENT, SERVICES AND CONSTRUCTION PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
10. THE CONTRACTOR SHALL CONTROL THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH ON THE PROJECT SITE AND SHALL PERIODICALLY DISPOSE OF ALL WASTE MATERIAL OFF-SITE AT AN APPROVED LEGAL DISPOSAL SITE. ALL CLEANING AND DISPOSAL OPERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND ANTI-POLLUTION LAWS.
11. THE CONTRACTOR SHALL USE ONLY THOSE CLEANING MATERIALS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY AND WHICH WILL NOT DAMAGE SURFACES. THE CONTRACTOR SHALL USE CLEANING MATERIALS ONLY ON SURFACES RECOMMENDED BY THE CLEANING MATERIAL MANUFACTURER.
12. DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN SPACES ADJACENT TO CONSTRUCTION AREAS AS CONSTRUCTION PROGRESSES, AND SHALL CONTINUE CLEANING ON A REGULAR BASIS UNTIL CONSTRUCTION IS FINISHED. THE CONTRACTOR SHALL ALSO MAINTAIN ROADWAYS AND WALKWAYS FREE FROM CONSTRUCTION OR EXCAVATED MATERIALS, EXCEPT IN DESIGNATED STORAGE OR STOCKPILING AREAS.
13. THE CONTRACTOR SHALL EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION.
14. THE CONTRACTOR SHALL REMOVE ALL TOOLS, UN-INSTALLED MATERIALS, AND CONSTRUCTION DEBRIS, ETC., FROM THE PROJECT SITE.
15. THE CONTRACTOR SHALL REMOVE GREASE, MASTIC, ADHESIVES, DUST, DIRT, STAINS, FINGERPRINTS, LABELS, AND OTHER FOREIGN MATERIALS FROM SIGHT-EXPOSED SURFACES.
16. PRIOR TO FINAL INSPECTION THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF SIGHT-EXPOSED SURFACES, AND ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK IS CLEAN.
17. THE CONTRACTOR SHALL THOROUGHLY CLEAN OUT ALL EXISTING CONCRETE DRAINAGE SWALES AND PIPING OF ACCUMULATED DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.

E. EXTRAS AND SUBSTITUTIONS:

1. ANY EXTRAS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO ANY CONSTRUCTION.
2. THERE SHALL BE NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. ANY REQUEST FOR SUBSTITUTIONS SHALL BE DOCUMENTED WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH PLANS. THE OWNER'S AUTHORIZED REPRESENTATIVE WILL DETERMINE ACCEPTABILITY OF PROPOSED SUBSTITUTION, AND WILL NOTIFY THE CONTRACTOR OF ACCEPTANCE OR REJECTION IN WRITING WITHIN A REASONABLE TIME.

F. PAYMENT:

1. LIEN RELEASES FOR COMPLETED WORK SHALL BE SUBMITTED PRIOR TO PAYMENT FOR THE SAID WORK.

END OF SECTION

IRRIGATION SYSTEM NOTES:

I. GENERAL:

A. QUALITY ASSURANCE:

1. ALL LOCAL, MUNICIPAL, COUNTY AND STATE LAWS, SAFETY ORDERS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR SPECIFICATIONS CONFLICT WITH LOCAL CODES.
2. VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. OBTAIN THE PERTINENT ENGINEERING AND OR ARCHITECTURAL PLANS BEFORE COMMENCING WORK.
4. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE TO PERFORM THE WORK INDICATED HEREIN BEFORE COMMENCING WORK.
5. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK, AND BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES. CAUSE MINIMUM INTERFERENCE WITH THE WORK, MATERIALS, OR EQUIPMENT OF OTHER CONTRACTORS.
6. IRRIGATION PLAN IS DIAGRAMMATIC ONLY. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION.
7. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK IN THE EVENT OF CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS.
8. PRIOR TO THE SUBMISSION OF A BID, THE CONTRACTOR SHALL EXAMINE THE SITE AND THE COMPLETE DRAWINGS AND SPECIFICATIONS FOR THE PROJECT IN ADDITION TO THE SPRINKLER IRRIGATION PORTION OF THE WORK.

B. SCOPE OF WORK:

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, MACHINERY, AND PROCESSES REQUIRED TO COMPLETE THE SPRINKLER AND/OR DRIP IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
2. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE SPRINKLER SYSTEM, INSTALLED READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED UNDER THIS CONTRACT. NO SUBCONTRACTOR SHALL RELIEVE THE CONTRACTOR OF HIS LIABILITY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS IN A TIMELY MANNER.

C. PROTECTION:

1. USE ALL MEANS NECESSARY TO PROTECT ALL MATERIALS OF THIS SECTION BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT ALL OBJECTS DESIGNATED TO REMAIN.
2. IN THE EVENT OF DAMAGE OR THEFT, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE FROM DAMAGE AS A RESULT OF CONSTRUCTION OR MALFUNCTION DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
4. THE CONTRACTOR SHALL CAREFULLY NOTE ALL FINISHED GRADES BEFORE COMMENCING WORK. ANY FINISHED GRADE CHANGED DURING THE COURSE OF HIS WORK SHALL BE RESTORED TO THE ORIGINAL CONTOURS.

D. SUBMITTALS:

1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED IN NAME ON THE DRAWINGS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. EQUIPMENT OR MATERIALS FURNISHED OR INSTALLED WITHOUT THE PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT HIS OWN EXPENSE.
3. SUBMIT CATALOGUE DATA AND FULL DESCRIPTIVE LITERATURE FOR APPROVAL OF ITEMS DIFFERENT THAN THOSE SPECIFIED.
3. SUBMIT RECORD DRAWINGS IN ACCORDANCE WITH PART 3.

II. PRODUCTS:

A. GENERAL:

1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION.

B. GALVANIZED PIPE AND FITTINGS:

1. GALVANIZED PIPE SHALL BE A.S.A. SCHEDULE 40 GALVANIZED MILD STEEL SCREWED PIPE, SIZED AS NOTED ON THE PLANS.
2. FITTINGS TO BE USED WITH GALVANIZED PIPE SHALL BE MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON. GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

C. BRASS PIPE AND FITTINGS:

1. BRASS PIPE SHALL BE HEAVY WALL TYPE, WITH THREADS COMPLYING TO A.S.A. SPECIFICATIONS.
2. FITTINGS TO BE USED WITH BRASS PIPE SHALL BE CASE BRASS OR CASE BRONZE THREADED JOINT, AND SHALL COMPLY WITH A.S.A. SPECIFICATIONS. THREADS ON PIPE AND FITTINGS SHALL BE TAPER TYPE.

D. PLASTIC PIPE AND FITTINGS:

1. PLASTIC PIPE SHALL BE EXTRUDED FROM ONE-HUNDRED PERCENT (100%) VIRGIN POLYVINYL CHLORIDE (PVC) TYPE I, GRADE 11 (CLASS 1220) AS MANUFACTURED BY LASCO, JOHNS-MANVILLE, OR EQUAL.
2. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1220, SDR (STANDARD DIMENSION RATION OR PRESSURE RATING IN PSI).
3. PIPE SHALL BE OF THE SIZE AND CLASS OR SCHEDULE AS NOTED IN THE IRRIGATION LEGEND. EXPOSED PIPE SHALL BE "BROWNLINE" UNV PVC OR EQUAL. PIPE USED IN NON-POTABLE WATER SYSTEMS SHALL BE "ALERTLINE" OR EQUAL. PURPLE LINE COLOR THROUGHOUT, AND CONTINUOUSLY MARKED "CAUTION RECLAIMED WATER".
4. PLASTIC FITTINGS SHALL BE PVC II, IPS, SCHEDULE 40 NSF AND SCHEDULE 80 THREADED AND OR SLP FITTINGS AS SHOWN IN THE DETAILS.
5. ALL THREADED NIPPLES SHALL BE STANDARD WEIGHT SCHEDULE 80 MOLDED THREADS. THREADED NIPPLES EXPOSED ABOVE GRADE SHALL BE GRAY IN COLOR.
6. SOLVENT TO BE USED FOR JOINING PLASTIC PIPE AND FITTINGS SHALL BE AS PER THE PIPE MANUFACTURERS RECOMMENDATIONS.

E. SLEEVING:

1. SLEEVE ALL MAINLINE AND LATERAL LINES WITH PVC SCH. 40 PIPE TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS WIDER THAN FOUR FEET(4'). EXTEND SLEEVE TWELVE INCHES (12") BEYOND THE EDGE OF THE PAVEMENT.

F. WIRING:

1. CONTROL WIRE: #14-1 AWG-UF MIN. DIRECT-BURIAL TYPE. COMMON WIRE: #12-1 AWG-UF MIN. DIRECT BURIAL AND WIRE SHALL BE WHITE. USE ALTERNATE COLOR(S) FOR CONTROL WIRES.
2. WIRE CONNECTIONS, MADE WITH "PEN-TITE" CONNECTORS (OR EQUAL). LOCATE MID WIRE SPLICES IN PULL BOX (8" ROUND PLASTIC VALVE BOX).
3. HIGHER VOLTAGE CONNECTIONS OR 110 V SHALL BE MADE BY CLAMP AND SHALL BE WEATHER PROTECTED PER LOCAL CODES.
4. OTHER EQUIPMENT SHALL BE AS SPECIFIED IN THE IRRIGATION LEGEND ON THE DRAWINGS.
5. CONTROL WIRES SHALL BE INSTALLED WITH ONE (1') FOOT OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, AND AT ONE-HUNDRED (100') FOOT INTERVALS FOR RUNS OVER 100 FEET.
6. RUN (4) EXTRA VALVE WIRES TO EACH GROUP OF TWO MORE VALVES.
7. CONTROL WIRES SHALL BE BUNDLED WITH TAPE AT TEN (10') FOOT INTERVALS AND LOCATED UNDER THE IRRIGATION MAINLINE.

G. CONCRETE THRUST BLOCKS:

1. INSTALL THRUST BLOCKS AS DETAILED AT ALL BENDS OR CORNERS ON TWO AND ONE-HALF INCH (2-1/2") O.D. OR LARGER PRESSURE MAINLINE.
2. INSTALL CONC. FTG. AT BASE OF BACKFLOW PREVENTERS AS DETAILED.

H. ASSEMBLIES:

1. ALL THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING TEFLON TAPE OR EQUAL, APPLIED TO THE MALE THREADS ONLY.

I. EQUIPMENT:

1. QUICK COUPLING VALVES, CONTROLLERS, REMOTE CONTROL (AUTOMATIC) VALVES, BALL VALVES, GATE VALVES, SPRINKLER HEADS, BACKFLOW PREVENTION UNITS, AND OTHER EQUIPMENT SHALL BE AS SPECIFIED IN THE IRRIGATION NOTES AND LEGEND ON THE DRAWINGS.

J. VALVE BOXES:

1. ALL REMOTE CONTROL, GATE, BALL, AND ISOLATION VALVES SHALL BE HOUSED IN PLASTIC VALVE BOXES AS DETAILED. VALVE BOXES SHALL BE AS MANUFACTURED BY BROOKS OR EQUAL.
2. VALVE BOXES SHALL BE LOCK TOP OR BOLTED. PROVIDE TWO KEYS MINIMUM FOR LOCKABLE BOXES.
3. VALVE BOX LIDS SHALL BE MARKED W/BRANDING IRON NOTING CONTROLLER # AND STATION #.
4. INSTALL BRCK OR CONCRETE SUPPORTS UNDER FULL PERIMETER OF BOX.

K. CHECK VALVES:

1. SWING CHECK VALVES TWO INCH (2") AND LARGER SHALL BE TWO-HUNDRED (200) POUND W.O.G. BRONZE CONSTRUCTION WITH REPLACEMENT COMPOSITION NEOPRENE OR RUBBER DISC MEETING OR EXCEEDING FEDERAL SPECIFICATION WW-V-S1D, CLASS A, TYPE IV.
2. ANTI-DRAIN VALVES SHALL BE OF HEAVY DUTY VIRGIN PVC CONSTRUCTION WITH F.I.P. THREADED INLET AND OUTLET. INTERNAL PARTS SHALL BE STAINLESS STEEL AND NEOPRENE. ANTI-DRAIN VALVE SHALL BE FIELD ADJUSTABLE AGAINST DRAWOUT FIVE (5') TO FORTY (40') FEET OF HEAD. ANTI-DRAIN VALVE SHALL BE VALCON ADV OR APPROVED EQUAL.

III. EXECUTION:

A. SITE CONDITIONS:

1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO PROCEEDING WITH THE WORK OF THIS CONTRACT.
2. THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE SHALL BE COORDINATED WITH THE PLANTING PLANS TO AVOID INTERFERING WITH TREE, SHRUB, OR OTHER PLANT LOCATIONS.

B. WATER SUPPLY:

1. THE CONTRACTOR SHALL CONNECT TO THE WATER SOURCE AS INDICATED ON THE DRAWINGS. VERIFY STATIC PRESSURE AS STATED ON THE PLANS PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PROMPTLY IF STATIC PRESSURE OR POINT OF CONNECTION DIFFER FROM THAT SHOWN ON PLANS.

C. SPRINKLER HEAD LOCATIONS:

1. LAYOUT SPRINKLER HEADS AND MAKE MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COSTS TO THE OWNER. WHEN DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE LAYOUT SHALL BE APPROVED PRIOR TO INSTALLATION.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

D. VALVE LOCATIONS:

1. BACKFLOW PREVENTION DEVICES SHALL BE LOCATED IN SHRUB AREA WHERE SHOWN ON PLAN.
2. CHECK VALVES AND ANTI-DRAIN VALVES SHALL BE INSTALLED WHERE INDICATED, AND WHERE NECESSARY TO PREVENT WATER FLOW FROM LOWER ELEVATION SPRINKLER HEADS WHEN IRRIGATION SYSTEM IS TURNED OFF.

E. PIPE DEPTH:

1. ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18") INCHES DEEP, MINIMUM.
2. ALL LATERAL PIPING SHALL BE BURIED TWELVE (12") INCHES DEEP, MINIMUM.
3. PRESSURE MAINS UNDER PAVING SHALL BE THIRTY INCHES (30") INCHES DEEP, MINIMUM. NON-PRESSURE LATERALS UNDER PAVING SHALL BE TWENTY FOUR INCHES (24") DEEP, MINIMUM.

F. TRENCHING AND BACKFILLING:

1. MAKE ALL EXCAVATIONS IN OPEN CUT TO WIDTH AND DEPTH NECESSARY TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND OR AS SPECIFIED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. EXERCISE CAREFULLY TO CARRY THE EXCAVATION TO THE PROPER LINE AND GRADE AND TO PROVIDE AN EVEN, UNIFORM BEARING SURFACE FOR ALL PIPING.
2. THE MINIMUM ALLOWABLE TRENCH WIDTH IS EIGHT (8") INCHES.
3. HAND TRIM EXCAVATIONS TO REQUIRED ELEVATIONS. DO NOT OVER EXCAVATE. REMOVE LARGE STONES OR OTHER HARD MATTER WHICH COULD DAMAGE PIPE.

G. SAND BEDDING:

1. WHEN STONES OVER ONE (1") INCH IN ANY DIMENSION, HARD PAN, DRY HARD-PACKED SOIL, OR OTHER SOILS THAT CANNOT BE SHAPED TO PROVIDE UNIFORM BEDDING ARE ENCOUNTERED AT THE GRADES AT WHICH PIPES ARE TO BE LAID, BED THE PIPE IN SAND. USE BEDDING MATERIAL CONSISTING OF CLEAN, DRY PIT-RUN SAND, ALL PASSING A #4 SCREEN. PROVIDE SAND REASONABLY FREE FROM ORGANIC MATTER. INSTALL BEDDING NOT LESS THAN ARE SIX (6") INCHES DEEP. EXTEND BEDDING TO THE HORIZONTAL DIAMETER OF THE PIPE AS SHOWN ON THE PLANS. LAY ALL SAND BEDDING AGAINST ROCK OR UNDISTURBED EARTH. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE NATURE OF THE MATERIAL (SOIL) TO BE ENCOUNTERED AT ELEVATIONS WHERE PIPE IS TO BE LAID. ALL COSTS FOR AND BEDDING ARE TO BE INCLUDED IN THE CONTRACT BID PRICE.

H. BACKFILLING:

1. FOR BID PURPOSES ONLY, BACKFILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL IN PLANTING AREAS, AND TO NINETY PERCENT (90%) UNDER PAVED AREAS. BACKFILL SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES. PLACE EXCAVATED MATERIAL IN SIX (6") INCH LAYERS. LOOSE MEASURE, AND THOROUGHLY TAMP UNDER AND AROUND THE PIPE ACROSS THE FULL WIDTH OF THE TRENCH. PROVIDE MOIST, NOT WET, BACKFILL. INCLUDE NO STONES LARGER THAN TWO (2") INCHES. NOTE: FOR ACTUAL BACKFILL, CONTRACTOR SHALL REFER TO ENGINEERING PLANS AND/OR REPORTS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
2. ALLOW FOR SETTLEMENT. IN THE EVENT OF BACKFILL SETTLEMENT, THE IRRIGATION CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTILING OF TRENCHES FROM HIS WORK FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE BY OWNER.
3. TRENCHES SHALL BE BACKFILLED PROMPTLY AFTER THE OPEN TRENCH INSPECTION.

I. ELECTRICAL:

1. VERIFY POWER SOURCES AS SHOWN ON THE DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING 110 VOLT ELECTRICAL CONNECTIONS TO THE AUTOMATIC CONTROLLER, AND FOR CONNECTING REMOTE CONTROL VALVES TO THE CONTROLLER. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES.

J. PRESSURE TESTING PRIOR TO BACKFILLING IRRIGATION TRENCHES:

1. ALL MAINLINES IN THE SYSTEM SHALL BE CAPPED AND HYDROSTATICALLY PRESSURE TESTED AT 125 PSI FOR A PERIOD OF TWENTY FOUR (24) HOURS WITH ZERO (0) PSI LEAK DOWN. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING AND REPLACING THE LEAKING PIPE OR FITTINGS, AND INSTALLING NEW MATERIAL IN ITS PLACE.
2. ALL LATERALS SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR FOUR HOURS.
3. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. CONTACT OWNER'S AUTHORIZED REPRESENTATIVE A MINIMUM OF FORTY- EIGHT (48) HOURS PRIOR TO PERFORMING PRESSURE TESTS.

K. FLUSHING:

1. AFTER ALL NEW PVC PIPE, LINE, AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO THE INSTALLATION OF HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.
2. CAP OFF EACH HEAD IN SEQUENCE, FROM THE CONTROL VALVE TO THE END OF THE LINE. PROCEED TO THE NEXT HEAD ONLY AFTER THE FLOW OF WATER IS CLEAN AND FREE OF DIRT, GRIT, AND PARTICULATE MATTER.

L. SPRINKLER COVERAGE:

1. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS TO ENSURE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF BUILDINGS, WALLS, WALKS, AND DRIVES.
2. ADJUST SPRINKLER HEADS ON A DAILY BASIS AS THE SYSTEM IS BEING BALANCED THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIODS. OVERSPRAY AND OVER WATERING ARE TO BE KEPT TO AN ABSOLUTE MINIMUM.
3. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE NECESSARY CHANGES WITHOUT ADDITIONAL COST TO THE OWNER.

M. EQUIPMENT TO BE FURNISHED:

1. THE CONTRACTOR SHALL PROVIDE TWO SETS OF SPRINKLER WRENCHES FOR ADJUSTING, CLEANING, OR DISASSEMBLING EACH TYPE OF SPRINKLER. PROVIDE TWO KEYS FOR EACH AUTOMATIC CONTROLLER. PROVIDE TWO QUICK COUPLER KEYS WITH HOSE SWIVELS. PROVIDE TWO EACH OF ANY SPECIAL TOOLS REQUIRED FOR OTHER EQUIPMENT.
2. TWO SERVICE MANUALS SHALL BE FURNISHED TO THE OWNER. MANUALS MAY BE LOOSE LEAF AND SHOULD SHOW DRAWINGS OR EXPLODED VIEWS OF EQUIPMENT AND CATALOGUE NUMBER. OPERATING INSTRUCTIONS FOR ALL EQUIPMENT SHALL BE FURNISHED.

N. CLEAN-UP:

1. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL. REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC. AND REMOVE CONSTRUCTION AND INSTALLATION MATERIALS FROM THE PREMISES.

O. RECORD DRAWINGS:

1. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE SET OF "AS-BUILT" DRAWINGS ON REPROducible SEPA, AND TWO BLUELINE PRINTS, SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED. CORRECTIONS AND CHANGES ARE TO BE DRAWN IN BLACK INK. DRAWINGS ARE TO BE LEGIBLE AND ACCURATE. DIMENSION LOCATIONS OF VALVES, MAINLINES, CONTROL WIRES, WATER SOURCES, AND OTHER EQUIPMENT FROM TWO VISIBLE STATIONARY POINTS. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION AND APPROVAL.
2. A REDUCED IRRIGATION PLAN INDICATING ALL IRRIGATION SYSTEMS AND THEIR APPROPRIATE SEQUENCED CONTROL VALVE SHALL BE LAMINATED IN MYLAR AND MOUNTED ON THE INSIDE COVER OF EACH IRRIGATION CONTROLLER. THE DRAWING SHALL CLEARLY SHOW LOCATIONS OF MAINLINE, NUMBERED CONTROL VALVES (AND MANIFOLDS), SHUT OFF VALVES, AND VALVE COVERAGE AREAS.

P. INSPECTIONS:

1. IN NO EVENT SHALL THE CONTRACTOR COVER-UP OR OTHERWISE REMOVE FROM VIEW ANY WORK UNDER THIS CONTRACT WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY WORK COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. MAINLINE PRESSURE TEST AND TRENCH DEPTH INSPECTIONS SHALL BE MADE PRIOR TO BACKFILLING OF TRENCHES.
3. WHEN THE IRRIGATION SYSTEM IS COMPLETED AND PRIOR TO PLANTING THE CONTRACTOR SHALL IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE PERFORM A COVERAGE TEST ON ALL PLANTING AREAS TO ENSURE IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERSONNEL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
4. NOTIFY THE OWNER IN WRITING SEVEN DAYS PRIOR TO FINAL INSPECTION AT THE END OF THE MAINTENANCE PERIOD. FINAL INSPECTION WILL BE TO INSURE THAT THE SYSTEM IS FULLY OPERATIONAL, AND THAT ALL HEADS, VALVES, AND WATERING SEQUENCES HAVE BEEN ADJUSTED FOR THE PROPER IRRIGATION OF THE PLANTINGS.
5. SHOW EVIDENCE THAT THE OWNER HAS RECEIVED ALL REQUIRED ACCESSORIES, CHARTS, RECORD DRAWINGS, ETC. AT THE TIME OF FINAL INSPECTION. THE MAINTENANCE PERIOD MAY BE EXTENDED IF THESE MATERIALS HAVE NOT BEEN DELIVERED.

Q. MAINTENANCE AND GUARANTEE:

1. IRRIGATION CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM FOR A PERIOD OF NINETY (90) DAYS AFTER PRE-MAINTENANCE WALK-THRU, AND SHALL WATER ON A DAILY BASIS, OR AS REQUIRED BY PLANTINGS AND WEATHER CONDITIONS.
2. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY OPERATIONAL DIFFICULTIES IN CONNECTION WITH THE IRRIGATION SYSTEM DEVELOP WITHIN THE GUARANTEE PERIOD, WHICH IN THE OPINION OF THE OWNER MAY BE DUE TO WORKMANSHIP OR MATERIALS, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. MANUFACTURERS WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE.

END OF SECTION

REVISIONS	DATE			



DATE: 08/20/2021
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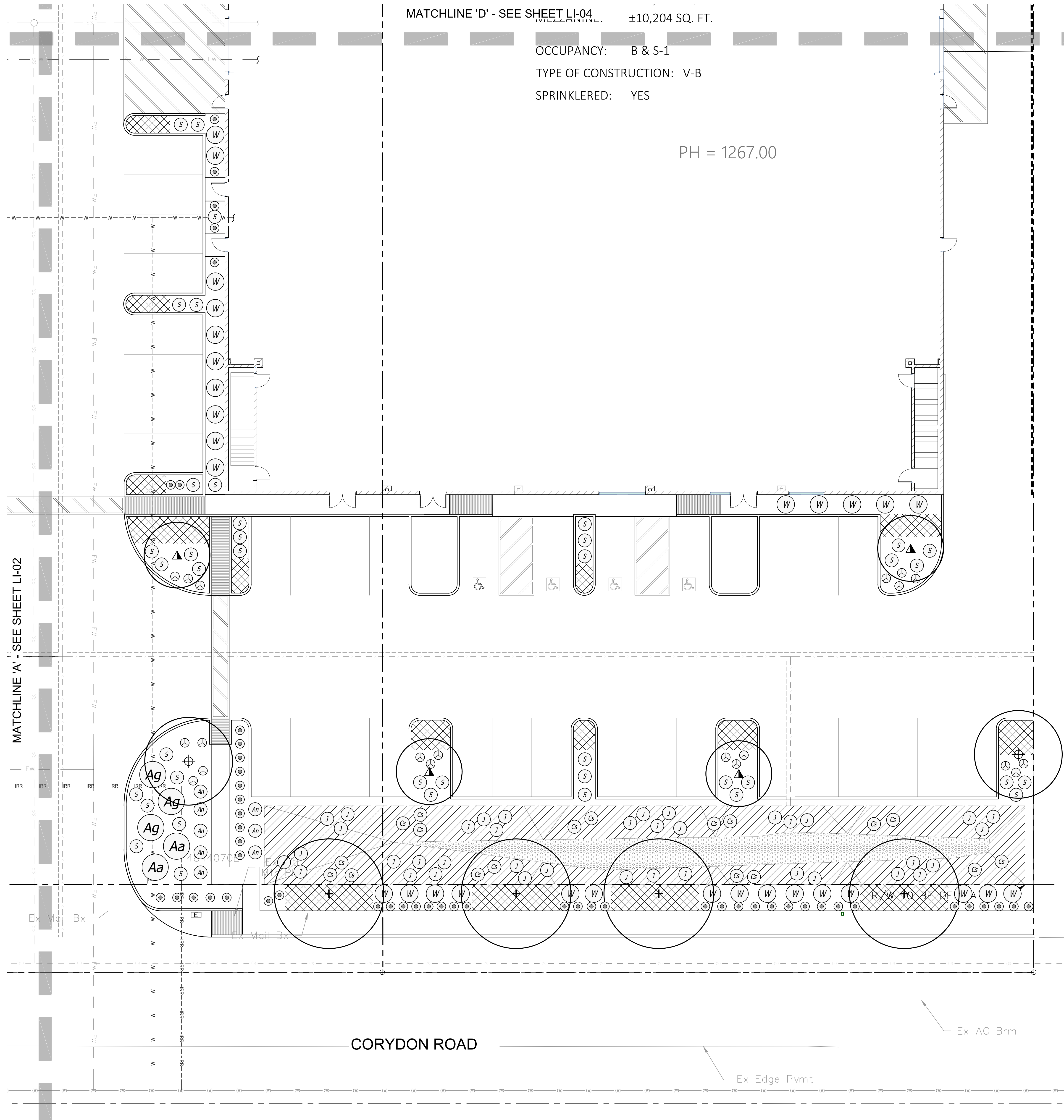


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RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS

IRRIGATION NOTES



MATCHLINE 'D' - SEE SHEET LI-04. ±10,204 SQ. FT.
OCCUPANCY: B & S-1
TYPE OF CONSTRUCTION: V-B
SPRINKLERED: YES

PH = 1267.00

PLANT LEGEND				
TREES				
WUCOLS	SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
L	▲	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	5
L	⊕	PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	5
M	+	PINUS CANARIENSIS / CANARY ISLAND PINE	24" BOX	6
SHRUBS (* SYMBOL REPRESENTS UP-SIZED SHRUBS)				
SYM.	BOTANICAL NAME / COMMON NAME		SIZE	QTY.
L	Aa	ALOE ARBORESCENS / TORCH ALOE	15 GAL.	3
L	Ag	AGAVE AMERICANA / CENTURY PLANT	15 GAL.	9
L	Cs	CAREX SPISSA / SAN DIEGO SEDGE	1 GAL.	28
L	He	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	12
L	J	JUNCUS PATENS / GRAY RUSH	5 GAL.	68
L	⊙	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE	5 GAL.	43
L	An	ANIGOZANTHOS 'BIG RED' / KANGAROO PAW	15 GAL.	8
L	Ph	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / SHOWY PENSTEMON	5 GAL.	14
L	S	SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE	5 GAL.	87
L	⊗	(GREEN/VERDE) SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GAL/ 5 GAL	79
L	W	WESTRINGIA 'WYNYABBIE GEM' / COAST ROSEMARY	15 GAL.	68
VINES				
L	▲	HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE VINE LILAC VAR.	5 GAL.	2
GROUND COVER				
SYM.	BOTANICAL NAME / COMMON NAME		SIZE	QTY.
L	⊗	SENECIO SERPENS / BLUE CHALK STICKS	FLATS @ 24" O.C.	1,796 SF
L	⊗	CAREX TUMULICOLA / FOOTHILL SEDGE	FLATS @ 12" O.C.	4,138 SF
ADDITIONAL NOTES:				

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RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS

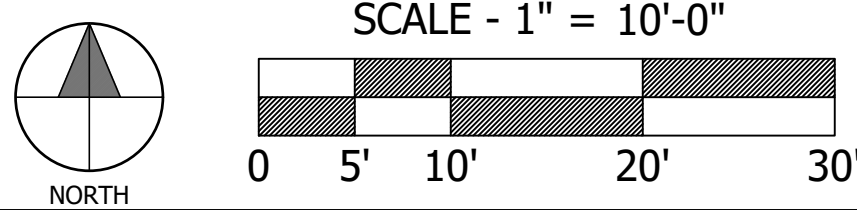
PLANTING PLAN

REVISIONS	DATE



DATE: 08/20/2021
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PLANTING NOTES

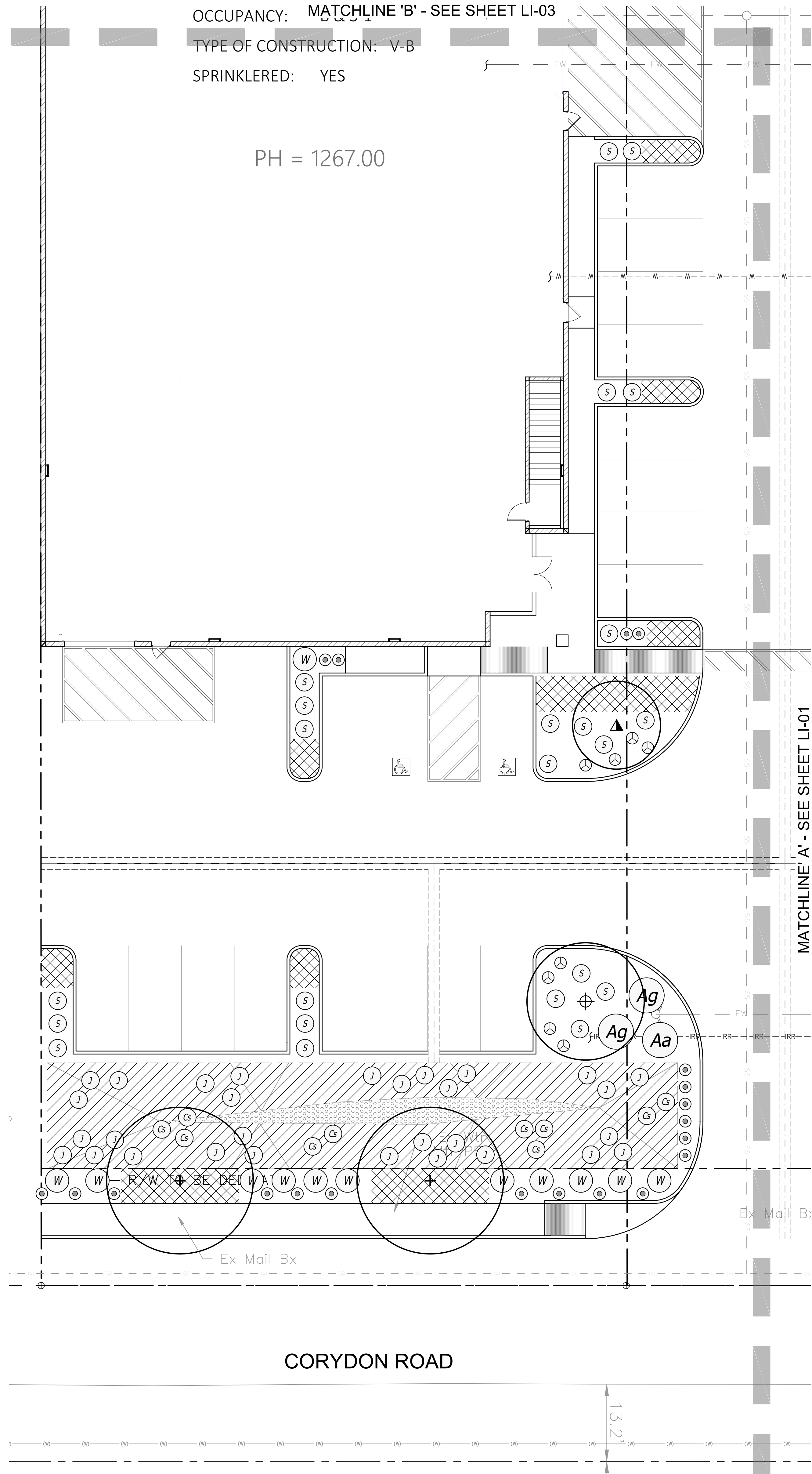
- ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIED GRADING PLAN AFTER TREE AND SHRUB INSTALLATION AND PRIOR TO GROUND COVER OR BARK INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUBS WILL BE REVIEWED ON SITE.
- LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
- ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.
- ALL LEVEL SHRUB AREAS PLANTED WITH FLATTED GROUND COVER SHALL BE TOP DRESSED (AFTER INSTALLATION OF GROUND COVER) WITH A 3" LAYER OF SHREDDED "WALK-ON" BARK MULCH OR APPROVED EQUAL (PROVIDE SAMPLE TO DEVELOPER). ALL OTHER LEVEL SHRUB AREAS SHALL RECEIVE A 3" LAYER. OMIT BARK MULCH LAYER IN ANNUAL COLOR PLANTING AREAS WHERE APPLICABLE. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF BARK MULCH.
- ALL TREES SHALL BE LOCATED AS FOLLOWS:
 - MIN. SIX FEET (6') FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE.
 - MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV.
 - MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.
 - MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.
 - MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES.CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
- ANY TREE PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SURFACES SHALL RECEIVE "BIO-BARRIER" ROOT BARRIER TO A DEPTH OF 19", UNLESS OTHERWISE NOTED ON THE PLANS. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND/OR UTILITY AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES IMMEDIATELY NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE.
- REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.
- PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY IF AN AGRONOMIC SOILS REPORT HAS BEEN COMPLETED FOR THE PROJECT. IF NONE IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR INCLUDING COST FOR AGRONOMIC SOILS REPORT IN PROJECT BID. FOR MULTI-LOT PROJECT A MINIMUM OF 1 TEST FOR EVERY 7 LOTS IS REQUIRED.
- PRIOR TO PLANTING ALL PLANTABLE SOIL AREAS SHALL BE MIXED WITH 4 YARDS OF COMPOST PER 1,000 SF TO A DEPTH OF 6" TO MAKE THE SOIL FRIABLE FOR PLANTING, UNLESS OTHERWISE SPECIFIED IN THE AGRONOMIC SOILS REPORT. IN THE EVENT OF A CONFLICT BETWEEN THE AGRONOMIC SOILS REPORT AND THESE NOTES, THE REPORT SHALL SUPERCEDE. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL SHALL BE EXEMPT FROM ADDING COMPOST AND FILLING.
- ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURES SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR. SARVON AVAIL. THROUGH JOHN DEERE LANDSCAPES (800) 347-4272.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
- IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.
- ALL BUILDING AND HARDSCAPE INFORMATION SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT ARCHITECTURAL SITE PLAN RECEIVED FROM THE ARCHITECT, CIVIL ENGINEER AND/OR OWNER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC.). IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS ARE FOUND, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE.

OCCUPANCY: MATCHLINE 'B' - SEE SHEET LI-03

TYPE OF CONSTRUCTION: V-B

SPRINKLERED: YES

PH = 1267.00



PLANT LEGEND				
TREES				
WUCOLS	SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
L	▲	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	5
L	⊕	PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	5
M	+	PINUS CANARIENSIS / CANARY ISLAND PINE	24" BOX	6
SHRUBS (* SYMBOL REPRESENTS UP-SIZED SHRUBS)				
SYM.	BOTANICAL NAME / COMMON NAME		SIZE	QTY.
L	Ⓐ	ALOE ARBORESCENS / TORCH ALOE	15 GAL.	3
L	Ⓐ	AGAVE AMERICANA / CENTURY PLANT	15 GAL.	9
L	Ⓒ	CAREX SPISSA / SAN DIEGO SEDGE	1 GAL.	28
L	Ⓓ	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	12
L	Ⓙ	JUNCUS PATENS / GRAY RUSH	5 GAL.	68
L	Ⓚ	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE	5 GAL.	43
L	Ⓛ	ANIGOZANTHOS 'BIG RED' / KANGAROO PAW	15 GAL.	8
L	Ⓜ	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / SHOWY PENSTEMON	5 GAL.	14
L	Ⓨ	SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE	5 GAL.	87
L	Ⓩ	(GREEN/VERDE) SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GAL/ 5 GAL	79
L	ⓐ	WESTRINGIA 'WYNYABBIE GEM' / COAST ROSEMARY	15 GAL.	68
VINES				
L	ⓑ	HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE VINE LILAC VAR.	5 GAL.	2
GROUND COVER				
SYM.	BOTANICAL NAME / COMMON NAME		SIZE	QTY.
L	ⓓ	SENECIO SERPENS / BLUE CHALK STICKS	FLATS @ 24" O.C.	1,796 SF
L	ⓔ	CAREX TUMULICOLA / FOOTHILL SEDGE	FLATS @ 12" O.C.	4,138 SF
ADDITIONAL NOTES:				



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RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA

CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20

LANDSCAPE CONSTRUCTION PLANS

PLANTING PLAN

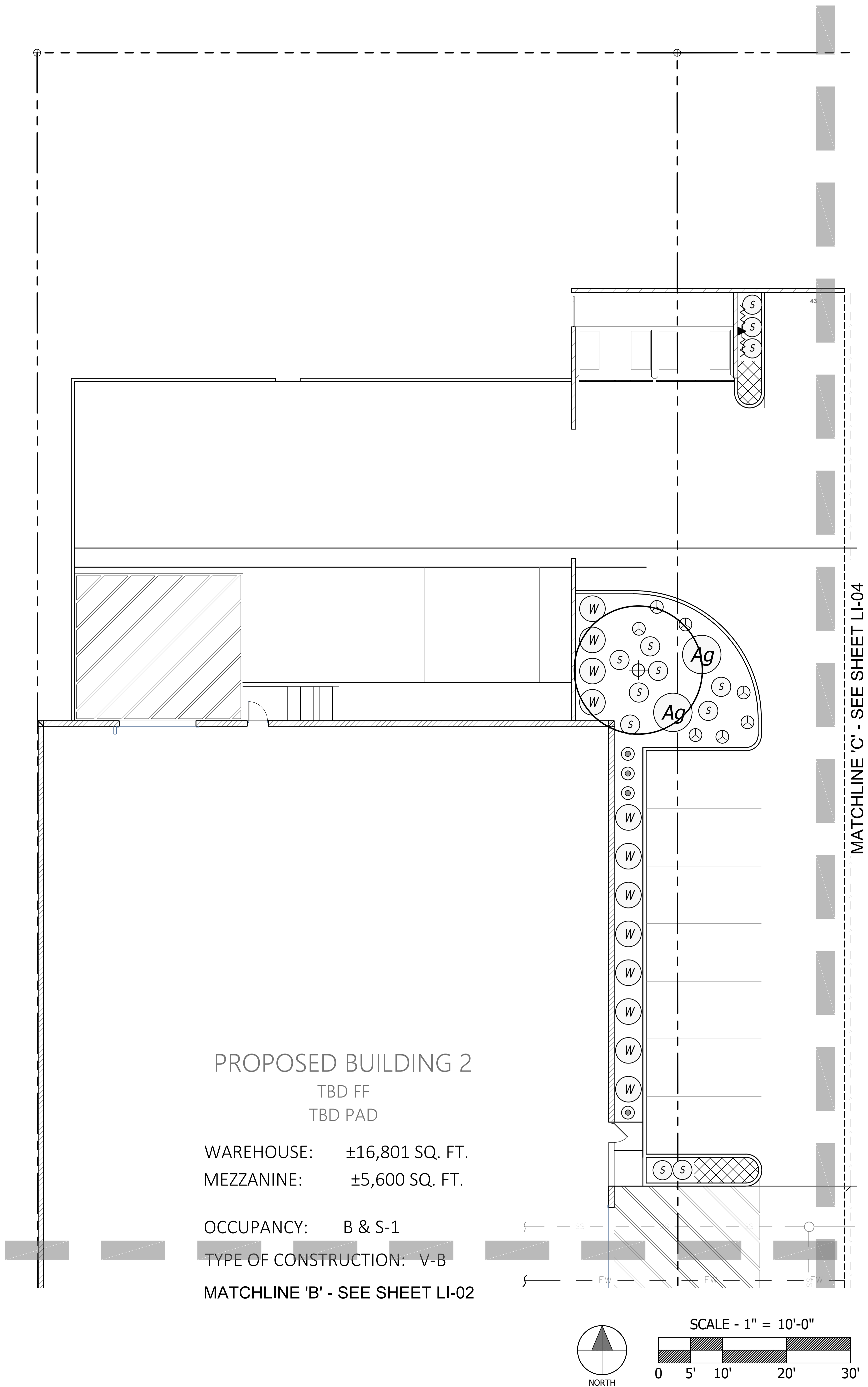
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DATE: 08/20/2021
SCALE: SEE SHEET
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PLANT LEGEND				
TREES				
WUCOLS	SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
L	▲	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	5
L	⊕	PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	5
M	+	PINUS CANARIENSIS / CANARY ISLAND PINE	24" BOX	6
SHRUBS (* SYMBOL REPRESENTS UP-SIZED SHRUBS)				
SYM.	BOTANICAL NAME / COMMON NAME		SIZE	QTY.
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L	Ag	AGAVE AMERICANA / CENTURY PLANT	15 GAL.	9
L	CS	CAREX SPISSA / SAN DIEGO SEDGE	1 GAL.	28
L	He	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	12
L	J	JUNCUS PATENS / GRAY RUSH	5 GAL.	68
L	⌚	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE	5 GAL.	43
L	An	ANIGOZANTHOS 'BIG RED' / KANGAROO PAW	15 GAL.	8
L	Ph	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / SHOWY PENSTEMON	5 GAL.	14
L	S	SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE	5 GAL.	87
L	⊗	(GREEN/VERDE) SANTOLINA VIRENS / GREEN LAVENDER COTTON	1 GAL/ 5 GAL	79
L	W	WESTRINGIA 'WYNYABBIE GEM' / COAST ROSEMARY	15 GAL.	68
VINES				
L	▲	HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE VINE LILAC VAR.	5 GAL.	2
GROUND COVER				
SYM.	BOTANICAL NAME / COMMON NAME		SIZE	QTY.
L	⊗	SENECIO SERPENS / BLUE CHALK STICKS	FLATS @ 24" O.C.	1,796 SF
L	⊗	CAREX TUMULICOLA / FOOTHILL SEDGE	FLATS @ 12" O.C.	4,138 SF
ADDITIONAL NOTES:				

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RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
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PLANTING PLAN

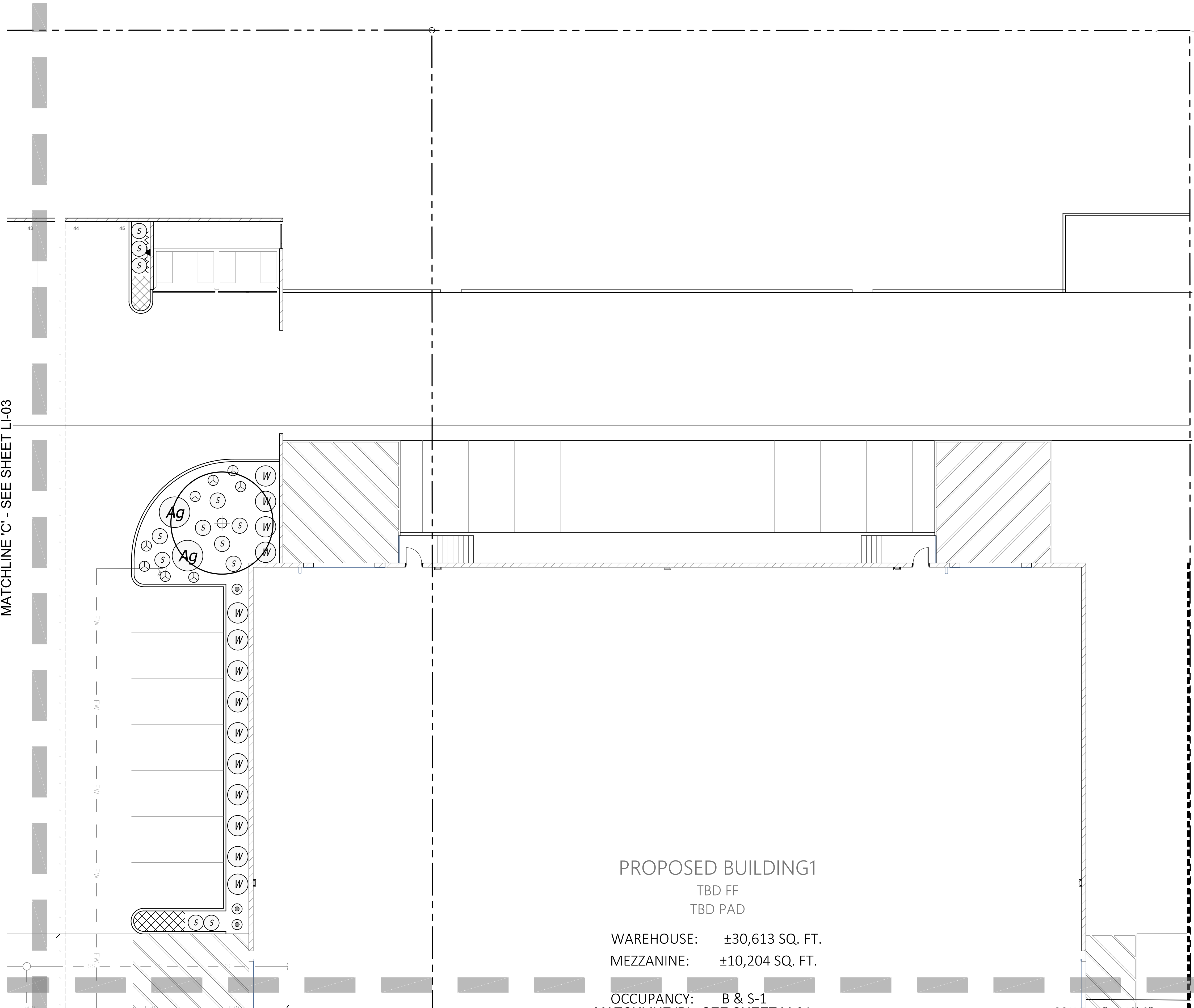
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DATE: 08/20/2021
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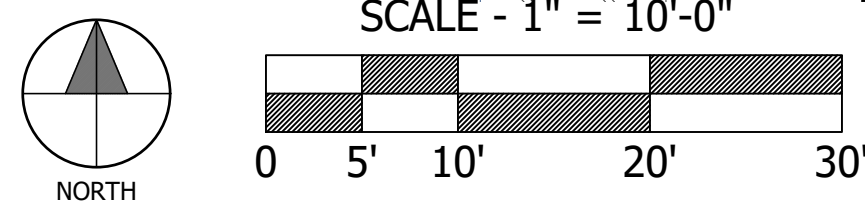
08/20/2021



MATCHLINE 'C' - SEE SHEET LI-03



PROPOSED BUILDING1
TBD FF
TBD PAD
WAREHOUSE: ±30,613 SQ. FT.
MEZZANINE: ±10,204 SQ. FT.
OCCUPANCY: B & S-1
MATCHLINE 'D' - SEE SHEET LI-01



PLANT LEGEND				
TREES				
WUCOLS	SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
L	▲	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	5
L	⊕	PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	5
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CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
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PLANTING PLAN

REVISIONS

DATE

DATE: 08/20/2021

SCALE: SEE SHEET

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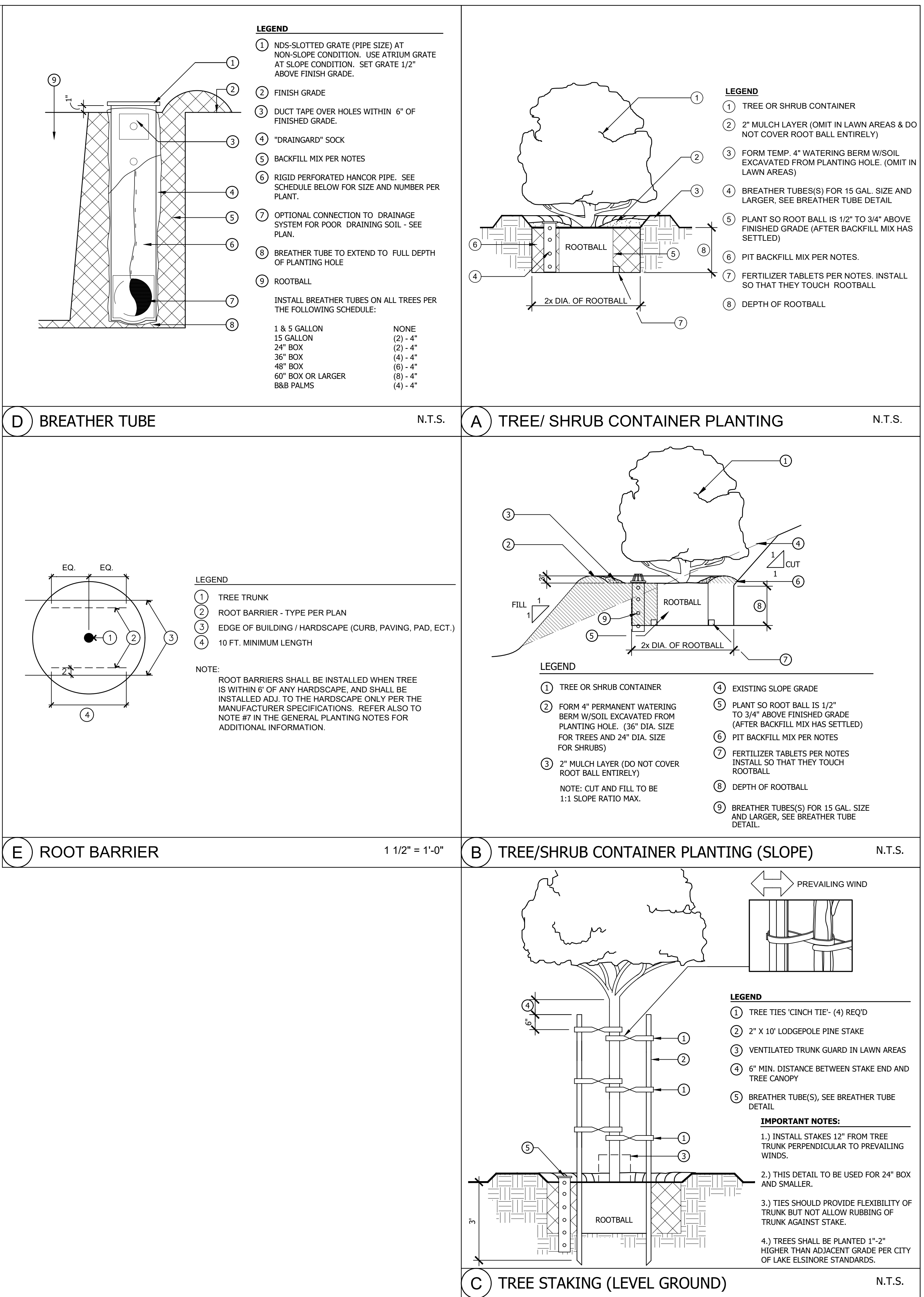
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REVISIONS	DATE





TREES, SHRUBS AND GROUND COVERS

PART 1: GENERAL

1.1 SCOPE OF WORK

- A. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT IN ORDER TO PROVIDE, INSTALL, AND MAINTAIN SOIL PREPARATION, HEADERS, FINISH GRADING, PLANTING AND ESTABLISHMENT PERIOD AS DESCRIBED HEREIN AND ON THE PLANS.
- B. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, INJURY, AND LOSS DUE TO HIS ACTS OR NEGLIGENCE.
- C. WORK NOT INCLUDED: ROUGH GRADING.

1.2 QUALITY ASSURANCE

- A. VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY WORK.
- B. PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS/HER OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS/HER OPERATIONS OR NEGLIGENCE.
- C. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND OR ARCHITECTURAL PLANS BEFORE COMMENCING WORK.
- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK AND BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER, THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES.
- E. THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS DEPICTED THEREON ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN, FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON CONTRACTOR, RESPONSIBILITY FOR (AT HIS/HER EXPENSE) MAKING ANY AND ALL ADJUSTMENTS RESULTING FROM WORK HEREUNDER.
- F. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY MOISTENED TO A DEPTH OF 24 INCHES.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTION OF PLANT MATERIALS THAT MAY BE REQUIRED BY FEDERAL, STATE, OR OTHER AUTHORITIES. COPIES OF PERMITS AND INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER WITHOUT CHARGE.
- H. PROTECT BENCH MARKS, EXISTING STRUCTURES, FENCES, ROADS, SIDEWALKS, LAWNS, AND OTHER FINISH SURFACES AGAINST DAMAGE FROM EQUIPMENT OR OTHER PLANTING OPERATIONS. REPAIR ANY DAMAGE AT NO COST TO OWNER.

1.3 SUBMITTALS

- A. OBTAIN, PAY FOR, AND SUBMIT TO THE OWNER'S AUTHORIZED REPRESENTATIVE AN AGRICULTURAL SOIL ANALYSIS REPORT FROM AN AUTHORIZED SOIL TESTING AGENCY PRIOR TO COMMENCEMENT OF WORK. SOIL AMENDMENTS LISTED BELOW ARE SUBJECT TO CHANGE PER THE SOIL ANALYSIS.
- B. IF A PLANT IS FOUND NOT TO BE SUITABLE OR AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING. THE OWNER'S AUTHORIZED REPRESENTATIVE WILL SELECT A SUITABLE ALTERNATE AND/OR INFORM CONTRACTORS OF THE AVAILABILITY OF THE PLANT.
- C. SUBMIT PHOTOGRAPHS FROM THE NURSERY OF TREES TAGGED FOR SHIPMENT AND INSTALLATION ON THIS PROJECT. PHOTOGRAPHS SHALL SHOW TREES OF SIZE AND BRANCHING STRUCTURE TYPICAL OF THOSE SUPPLIED FOR EACH SPECIES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL ON SITE WHICH DOES NOT MEET THE STANDARD ESTABLISHED BY THE APPROVED PHOTOGRAPHS.

1.4 MODIFICATIONS

- A. DESIGN MODIFICATIONS MAY BE MADE ONLY AS NECESSARY TO MEET FIELD CONDITIONS. PLANTING SHALL LOCATED WHERE SHOWN ON THE PLANS EXCEPT WHERE OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, OR AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- B. EXACT POSITIONING OF BOX TREES WILL BE DETERMINED IN THE FIELD. POSITION MATERIALS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PART 2: PRODUCTS

2.1 PLANTING MATERIALS

- A. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SYMMETRICAL, SOUND, HEALTHY, VIGOROUS, AND FREE OF INSECT PESTS, PLANT DISEASE, AND INJURY. TREES SHALL NOT HAVE CROSSING BRANCHES OR WEAK BRANCH STRUCTURES ATYPICAL OF THEIR SPECIES.
- B. ROOT BOUND PLANT MATERIAL IS NOT ACCEPTABLE. FIVE GALLON PLANTS AND LARGER SHALL BE GROWN IN THEIR CONTAINERS FOR A MINIMUM OF SIX MONTHS AND MAXIMUM OF TWO YEARS. ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND POSSIBLE REJECTION PRIOR TO INSTALLATION.
- C. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
- D. SUBSTITUTIONS FOR INDICATED PLANT MATERIALS WILL NOT BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. SUBSTITUTIONS ARE TO BE AT NO ADDITIONAL COST TO THE OWNER. IF ACCEPTED, SUBSTITUTE MATERIALS ARE OF LESS VALUE THAN THOSE ORIGINALLY SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT.
- E. IN ALL CASES, QUANTITIES OF PLANT MATERIALS SHALL BE FURNISHED AS NEEDED TO COMPLETE THE WORK AND INDICATED ON THE DRAWINGS, INCLUDING RE-SEEDING, REDRESSING, AND MAINTENANCE (REPLACEMENTS) DURING THE CONTRACT PERIOD.

2.2 PLANTING MIXES, SOILS AND FERTILIZERS

- A. THE FOLLOWING SOIL AMENDMENTS (ITEMS B & C BELOW) ARE TO BE USED AS THE BASIS FOR BIDS. ONCE SITE IMPROVEMENTS ARE IN PLACE AND APPROXIMATE FINISH GRADES ESTABLISHED, THE CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A SOILS TEST MADE FROM THE SURFACE AND SUB-SURFACE (18 INCHES BELOW GRADE) SOIL BY AN APPROVED AGRICULTURAL LAB. THE REPORT SHALL INCLUDE PH, N/P/K, SAR, ECE, BORON LEVELS, AND SOIL PARTICLE EVALUATION. ACTUAL SOIL AMENDMENTS TO BE INSTALLED MAY BE ADJUSTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BASED ON THE FINDING OF THE REPORT. LOAMEX, AND SARVON AVAIL FROM JOHN DEERE LANDSCAPES (800) 347-4272.
- B. GENERAL SOIL PREPARATION, AMOUNT PER 1,000 SQUARE FEET:
- GROUND COVERS: 3 C.Y. OF LOAMEX
LAWNS: 4 C.Y. OF LOAMEX
80 LBS. OF AGRICULTURAL GYPSUM
50 LBS. OF MILORGANITE
15 LBS. OF BEST TRIPLE PRO 15-15-15 OR 15 LBS. OF BEST 6-20-20X8
- C. SOIL PLANT BACKFILL FOR CONTAINER PLANT MATERIAL (UNLESS SPECIFIED OTHERWISE ON PLAN AND SUBJECT TO CHANGE PER SOILS ANALYSIS) SHALL BE A THOROUGHLY BLENDED MIXTURE OF THE FOLLOWING PER YARD OF EXISTING SITE SOIL.
- .25 C.Y. OF LOAMEX
10 LBS. OF AGRICULTURAL GYPSUM
10 LBS. OF MILORGANITE
1 LB. OF SOIL MOIST
1 OZ. SARVON SOIL PENETRANT
1 OZ. SUPERTHRIVE HORMONE
FERTILIZER TABLETS PER SPECIFICATIONS
- D. IMPORT SOIL OR TOPSOIL SHALL BE NATURAL, FRIABLE SOIL POSSESSING THE SAME CHARACTERISTICS OF THE EXISTING SITE SOIL. PROVIDE TOPSOIL FREE FROM SUBSOIL, BRUSH, OBJECTIONABLE WEEDS, ROCKS, ORGANIC DEBRIS, AND CLAY. SOIL SHALL BE FREE OF TOXIC SUBSTANCES, SOIL STERILANTS, AND SALTS. DO NOT PROVIDE SOIL FROM ROADBED EXCAVATIONS.

- E. LIGHTWEIGHT SOIL FOR PLANTERS SHALL BE OF THE FOLLOWING COMPOSITION, PREMIXED BY MACHINE BLENDER PRIOR TO DELIVERY TO SITE.

NINE (9) PARTS BY VOLUME LOAMEX
ONE (1) PART BY VOLUME WASHED PLASTER SAND
TWO (2) CU. FT. PER CU. YD. PERLITE
TEN (10) LBS. PER CU. YD. MICRO-MAX PLUS MICRONUTRIENT COMPLEX, OR EQUAL
TEN (10) LBS. PER CU. YD. 16-6-8 FERTILIZER

THE MIX SHALL ALSO CONTAIN A LONG LASTING FORM OF IRON (.49) AND A NON-IONIC WETTING AGENT.

2.3 SOD

- A. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. INDIVIDUAL PIECES OF SOD SHALL BE CUT TO A STANDARD LENGTH AND WIDTH. BROKEN ROLLS OR SLABS, AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT FROM A FIRM GRASP ON THE UPPER 10 % OF THE SECTION.

2.4 HEADER MATERIAL

- A. CONCRETE HEADERS AND MOW STRIPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. FORMS FOR HEADERS AND MOW STRIPS SHALL BE STAKED AT 4 INCH INTERVALS, AND ALL FORMING SHALL BE APPROVED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO POURING.
- B. FORMING STAKES SHALL BE AT LEAST ONE INCH BY TWO INCHES, OF LENGTH NECESSARY TO EXTEND INTO SOLID GROUND AT LEAST TWELVE INCHES.
- C. MOW HEADER SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. WOOD SHALL BE 2" X 4" OR 1" X 4" ROUGH, CONSTRUCTION HEART REDWOOD, FREE FROM SPLITS.

2.5 TREE STAKES

- A. TREE STAKES SHALL BE 2" DIAMETER BY 10' LONG NEW LODGE PINE POLES TREATED WITH COPPER NAPHTHATE UNLESS OTHERWISE NOTED.

PART 3: EXECUTION

3.1 SCHEDULING

- A. PLANTING SHALL NOT COMMENCE UNTIL COMPLETION OF ALL CONSTRUCTION WORK, GRADING, SOIL PREPARATION, WEED CONTROL, AND SPRINKLER INSTALLATION.

3.2 PRE-PLANTING

- A. APPLY "ROUND-UP" SYSTEMATIC HERBICIDE (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS TO EXISTING UNDESIRABLE VEGETATION TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK.
- B. ALL AREAS TO BE PLANTED, WHICH ARE A SLOPE OF 4:1 OR LESS SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6) INCHES AND SOIL AMENDMENTS SPREAD EVENLY AS SPECIFIED AND THOROUGHLY BLENDED-IN PER 1,000 SQUARE FEET.
- C. SLOPES STEEPER THAN 4:1 SHALL BE RAKED SMOOTH, BUT SHALL NOT RECEIVE SOIL AMENDMENTS (EXCEPT IN PLANT PITS) UNLESS SPECIFIED ON THE PLANS OR AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
- D. MAINTAIN PROOF OF DELIVERY FOR ALL PLANTING AMENDMENTS ON-SITE AND AVAILABLE FOR INSPECTION UNTIL ACCEPTANCE OF THE ENTIRE INSTALLATION.

3.3 FINISH GRADING

- A. CONTRACTOR SHALL COORDINATE ALL FINISH GRADING WORK WITH GENERAL CONTRACTOR.
- B. FINISH GRADING AFTER SOIL PREPARATION SHALL ESTABLISH FINAL FLOW LINES AND GRADIENTS FOR UNIFORM WATER DRAINAGE. FLOW LINES AND GRADIENTS SHALL BE ESTABLISHED FROM THE HIGH POINT TO THE DRAINAGE OUTLET OR AN INLET STRUCTURE.
- C. RAKE-OUT AND REMOVE ALL ROCKS 1/2 INCH DIAMETER OR LARGER FROM THE TOP TWO INCHES OF FINISHED GRADE, EXCEPT ON SLOPES STEEPER THAN 3:1.
- D. FINISHED GRADES SHALL BE MIN. 4" BELOW BUILDING STUCCO SCREEDS AND MIN. 1" BELOW FINISH SURFACES OF HARDCAPE PAVING AND CURBS IN SHRUB PLANTING AREAS. WHERE SOD IS TO BE LAID NEXT TO CONCRETE PAVING AND CURBS, FINISHED GRADE BEFORE SOD INSTALLATION SHALL BE 1-1/2 INCH BELOW THE TOP. AT LOCATIONS WHERE DRAINAGE IS TO FLOW ACROSS HARDCAPE, THE GRADE SHALL BE FLUSH, OR NO MORE THAN 1/2" BELOW THE HARDCAPING.
- E. MAINTAIN A MINIMUM 2% SURFACE DRAINAGE AWAY FROM ALL BUILDINGS AND SITE WALL FOOTINGS IN PLANTING AREAS. FINISHED GRADES SHALL BE RAKED AND SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER AND ALLOW SMOOTH, EVEN FLOW.
- F. FLOAT TURF AREAS WITH A FOUR (4) FOOT MINIMUM WIDTH FLOAT. ROLL ALL PROPOSED TURF AREAS AND REFLOAT TO ELIMINATE DEPRESSIONS.

3.4 LAYOUT AND SPACING

- A. STAKE LOCATIONS OF TREES AND OUTLINE PLANTING AREAS AS SHOWN ON PLANS. OBTAIN OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL PRIOR TO EXCAVATION OF PLANT PITS. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INTERCHANGE OR SHIFT PLANT LOCATIONS PRIOR TO PLANTING.
- B. WHEN PLANT MATERIAL IS SPACED IN ROWS, THE TOTAL DIMENSION SHALL BE VERIFIED, AND THE PLANTS EQUALLY SPACED WITHIN THE DESIGNATED AREA. WHEN PLANT MATERIAL IS SHOWN IN A LOOSE PATTERN, THE CONTRACTOR SHALL SPACE MATERIAL AS SHOWN ON THE PLANS AND DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- C. GROUND COVER MATERIAL SHALL BE TRIANGULARLY SPACED PER DIMENSION SHOWN ON THE PLANS.

3.5 PLANT MATERIAL INSPECTION

- A. REVIEW BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE PLANTS UPON DELIVERY SHALL BE FOR QUALITY, SIZE, AND VARIETY ONLY, AND SHALL NOT IN ANY WAY IMPAIR THE RIGHT OF REJECTION FOR FAILURE TO MEET OTHER REQUIREMENTS DURING PROGRESS OF THE WORK.

3.6 PLANTING

- A. PLANT PITS SHALL BE AS SHOWN IN THE PLANTING DETAILS. ROUGHEN SMOOTH PIT WALLS CAUSED BY AUGURING HOLES. SLICK PIT WALLS CAUSED BY AUGURING IN TO WET SOIL WILL NOT BE ACCEPTED.
- B. PLANT MATERIAL WITH ROOT BALLS BROKEN OR CRACKED PRIOR TO OR DURING PLANTING OPERATIONS SHALL NOT BE PLANTED.
- C. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR APPROVED EQUAL) PLANT TABLETS AS FOLLOWS (EVENLY SPACE AROUND ROOT BALL):
- 1 GALLON CONTAINER 1-21 GM
5 GALLON CONTAINER 3-21 GM
15 GALLON CONTAINER 7-21 GM
PER 6 INCH BOXED TREE SIZE 4-21 GM
- D. BACKFILL PIT WITH PLANTING MIX HALF-WAY TO FINISH GRADE AND WATER THOROUGHLY. BACKFILL TO FINISH GRADE AND TAMP FIRM. FORM A SHALLOW BASIN AROUND EACH PLANT PIT AS DETAILED.
- E. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALL OR FENCE WITH GREEN PLASTIC VINE TIES.
- F. REMOVE NURSERY STAKES FROM ALL CONTAINER STOCK. PRUNE SIDE GROWTH ON TREES ONLY AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- G. CONTAINER PLANTS SHALL NOT BE PLACED WITHIN 12 INCHES OF SPRINKLER HEADS.
- H. SHRUBS AND TREES SHOWN IN PLANTING AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12 INCHES OF MAIN PLANT STEM.
- I. UPON COMPLETION OF THE WORK, ALL TREES AND SHRUBS SHALL HAVE HAD ANY BROKEN BRANCHES REMOVED AND INJURIES REPAIRED. CLEAN AND RE-CUT WOUNDS OVER 3/4 INCHES AND COAT WITH TREE WOUND PAINT.
- 3.7 TREE STAKING OR GUYING
- A. STAKE OR GUY ALL TREES 5 GALLONS AND LARGER PER DETAILS. DRIVE STAKE INTO FIRM SOIL NEXT TO ROOT BALL. TREE STAKES SHALL BE VERTICAL IN ALL CASES. ONE GALLON TREES SHALL BE PLANTED WITH STAKES REMOVED.
- B. GUY 36" BOX AND LARGER PLANT MATERIAL WITH AT LEAST THREE GUY WIRES (9 GAUGE) IN TRIANGULAR PATTERN AS DETAILED. GUY WIRE SHALL BE ENCASED IN RUBBER HOSE WHERE IT COMES IN CONTACT WITH THE TREE. (NOTE: GUYING MAY BE OMITTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE WHERE CONDITIONS PERMIT.)
- 3.8 SODDED LAWN
- A. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 24 HOURS, UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED PRIOR TO DELIVERY. SOD NOT INSTALLED WITHIN THIS TIME SHALL BE INSPECTED AND ACCEPTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. SOD SHALL NOT BE HARVESTED OR DELIVERED WHEN MOISTURE CONTENT (EXCESSIVELY WET OR DRY) MAY ADVERSELY AFFECT ITS ESTABLISHMENT.
- B. PREPARE SOD BED AS NOTED FOR SOIL PREPARATION AND FINE GRADING.
- C. ROLL AREAS TO BE SODDED LIGHTLY TO ELIMINATE AIR POCKETS. WATER THOROUGHLY TO A DEPTH OF AT LEAST 6 INCHES. REGRADE IF SETTLING OCCURS.
- D. UNROLL SOD IN THE SAME DIRECTION EACH TIME. SOD SHALL BE LAID IN A STAGGERED PATTERN, WITH NO GAPS OR VOIDS. START LAYING SOD ALONG THE LONGEST STRAIGHT EDGE AND AT THE BOTTOM OF SLOPES.
- E. PEG BOTH ENDS OF SOD LAID ON SLOPES OF 3:1 OR GREATER WITH WOODEN PEGS.
- F. WATER SOD WITHIN 30 MINUTES OF LAYING. IF SOD ENDS AGAINST AN OPEN BED OF SOIL, MOUND THE SOIL AGAINST THE SOD EDGES TO PREVENT DRYING. WATER THOROUGHLY AT THE END OF THE DAY ALL SOD PLACED THAT DAY TO PENETRATE THE SOIL AT LEAST 6 INCHES.
- G. ROLL ALL SODDED AREAS WITH A ROLLER WEIGHING APPROXIMATELY 16 POUNDS PER LINEAL INCH TO COMPACT THE SOIL AROUND THE ROOTS AND PROVIDE A SMOOTH EVEN FINISH SURFACE.
- 3.9 FLATTED GROUND COVER
- A. ROOTED CUTTINGS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS, AND SHALL BE SPACED AS NOTED ON THE DRAWINGS.
- B. ROOTED CUTTING SHALL HAVE BEEN GROWN IN FLATS AND SHALL REMAIN IN THOSE FLATS UNTIL TIME OF TRANSPLANTING. AT TIME OF TRANSPLANTING THE SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT THE SOIL DOES NOT FALL APART WHEN LIFTING PLANTS FROM THE FLAT. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF SOIL IN A MANNER THAT WILL ENSURE A MINIMUM OF DISTURBANCE TO THE ROOT SYSTEM.
- C. ROOTED CUTTINGS SHALL NOT BE ALLOWED TO DRY OUT OR WILT BEFORE OR DURING PLANTING. WILTED PLANTS WILL NOT BE ACCEPTED.
- D. AT THE TIME OF PLANTING EACH GROUND COVER PLANT, THE EARTH SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. WATER GROUND COVER BEDS IMMEDIATELY AFTER PLANTING.
- 3.10 MULCHING
- A. WHEN PLANTING OPERATIONS ARE COMPLETE AND SHRUB AREAS HAVE BEEN RAKED AND DRESSED, MULCH ALL SHRUB AREAS WHICH HAVE A SLOPE OF 4:1 OR LESS WITH A 2 INCH LAYER OF TAN DG MULCH. MULCH FLATTED GROUND COVER BEDS PRIOR TO PLANTING.
- 3.11 PROTECTION AND CLEAN-UP
- A. THE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIAL, SUPPORTS, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER. REPAIR AND/OR REPLACE ANY DAMAGED AREAS AT NO ADDITIONAL COST TO THE OWNER.
- B. AFTER PLANTING OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TRASH, EXCESS SOIL, EMPTY PLANT CONTAINERS, AND OTHER ACCUMULATED DEBRIS FROM THE SITE. LEAVE THE SITE IN A CLEAN, WASHED CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
- 3.12 INSPECTIONS
- A. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE AND SET APPOINTMENTS FOR THE REVIEW OF THE FOLLOWING OPERATIONS BY THE OWNER'S AUTHORIZED REPRESENTATIVE:
- FINISH GRADING
 - REVIEW OF PLANT MATERIAL AFTER DELIVER TO THE SITE
 - TREE AND SHRUB PLACEMENT PRIOR TO DIGGING HOLES
 - GROUND COVER LINES AND HEADERBOARD PLACEMENT
 - PRE-MAINTENANCE PERIOD WALK-THRU
 - POST MAINTENANCE/FINAL ACCEPTANCE WALK-THRU
- B. IN THE EVENT THE CONTRACTOR REQUESTS INSPECTION OF THE WORK, AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER'S AUTHORIZED REPRESENTATIVE'S HOURLY CHARGES AND PER DIEM.
- 3.13 COMPLETION AND WALK-THRU
- A. AT THE COMPLETION OF ALL WORK AS OUTLINED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND SCHEDULE A REVIEW OF SAID WORK ("WALK-THRU") TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETE. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL DRAWINGS AND SPECIFICATIONS, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO COMMENCEMENT OF THE MAINTENANCE PERIODS.
- 3.14 MAINTENANCE AND ACCEPTANCE
- A. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE ESTABLISHMENT PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK.
- B. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) CALENDAR DAYS AFTER APPROVAL OF COMPLETION AND NOTIFICATION IN WRITING OF THE START OF THE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
- DAILY WATERING OF ALL PLANT MATERIAL.
 - REMOVAL OF ALL WEEDS FROM PLANTING AREAS.
 - REPLACEMENT OF ANY DEAD, DYING OR DAMAGED TREES, SHRUBS, OR GROUNDCOVERS.
 - RE-SEEDING OR RE-SODDING OF DEAD OR DAMAGED TURF AREAS AT TEN DAY INTERVALS.
 - PROPER ADJUSTMENT AND MAINTENANCE OF THE IRRIGATION SYSTEM.
 - FILLING RECOMPACTION, AND REPLANTING OF ANY ERODED OR SETTLED AREAS.
 - WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND FOREIGN DEBRIS.
 - MOVING OF LAWNS ON A WEEKLY BASIS.
 - REMOVAL BY SHOVEL CUTTING OF LAWN WITHIN 1 FOOT OF THE BASE OF TREES OR SHRUBS LOCATED IN LAWN AREAS.
 - DISEASE, INSECT AND RODENT PREVENTION AND CONTROL MEASURES.
 - AT 30-DAYS AFTER COMPLETION OF PLANTING APPLY AMMONIUM PHOSPHATE AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET TO ALL PLANTING AREAS.
 - AT 60-DAYS AFTER COMPLETION OF PLANTING APPLY 16-6-8 FERTILIZER AT THE RATE OF 6 LBS. PER 1,000 SQUARE FEET TO ALL PLANTING AREAS.
- C. ANY DAY THE CONTRACTOR FAILS TO ADEQUATELY WATER, REPLACE UNSUITABLE PLANTS, WEED, OR OTHER WORK OF THE MAINTENANCE PERIOD WILL NOT BE CREDITED TOWARDS THE COMPLETION OF THE PERIOD. PLANTS AND LAWNS WHICH DECLINE DUE TO LACK OF CONTRACTOR MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- D. PRIOR TO THE END OF THE MAINTENANCE PERIOD, AGAIN CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE TO SCHEDULE A FINAL REVIEW ("WALK-THRU"). THE OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING TO RATIFY THE END OF THE MAINTENANCE PERIOD.
- E. IF, DURING THE MAINTENANCE PERIOD, ON SITE OBSERVATIONS BY THE OWNER'S AUTHORIZED REPRESENTATIVE OR OWNER DETERMINE THAT PROPER MAINTENANCE PROCEDURES ARE NOT BEING FOLLOWED, THE CONTRACTOR WILL BE NOTIFIED IN WRITING. CORRECTIONS SHALL BE MADE WITHIN TWO WORKING DAYS OF NOTIFICATION, OR THE OWNER MAY ELECT TO EXTEND THE MAINTENANCE PERIOD BEYOND 90 DAYS, SUCH EXTENSION BEING EQUAL TO THE AMOUNT OF TIME REQUIRED TO CORRECT THE MAINTENANCE PRACTICES.

3.15 PROTECTION

- A. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM VANDALISM AND ACCIDENTAL DAMAGE. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- B. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM DAMAGE CAUSED BY FROST OR TORRENTIAL RAINS. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3.16 GUARANTEE

- A. ALL SHRUBS, GROUND COVERS, LAWN AREAS AND 5 GALLON SIZE TREES OR LESS SHALL BE GUARANTEED AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER. 15 GALLON AND ALL BOX SIZED TREES AND LARGER SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
- B. PLANTS WHICH DIE OR LOOSE MORE THAN THIRTY PERCENT (30%) OF THEIR LEAF OR BRANCHING STRUCTURE SHALL BE REPLACED UNDER THIS SECTION.
- C. THE CONTRACTOR, WITHIN FOURTEEN (14) DAYS OF WRITTEN NOTIFICATION BY THE OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANTS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. ALL PLANT MATERIALS REPLACED SHALL BE GUARANTEED FOR THE ORIGINAL PERIOD, BEGINNING WITH THE DATE OF REPLACEMENT.

END OF SECTION

RD CONSTRUCTION CORP, CORYDON ROAD

CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS

PLANTING NOTES

REVISIONS	DATE



DATE: 08/20/2021

SCALE: SEE SHEET

JOB # 21-049a

DRAWN: KTL / MD

SHEET: LP-06

14 OF 14

08/20/2021

W.D.G.
WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
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QUANTITIES SHOWN ARE APPROXIMATE
ENGINEER'S CALCULATED EARTHWORK
QUANTITIES AND ARE FOR PLANNING
AND ESTIMATING PURPOSES ONLY.

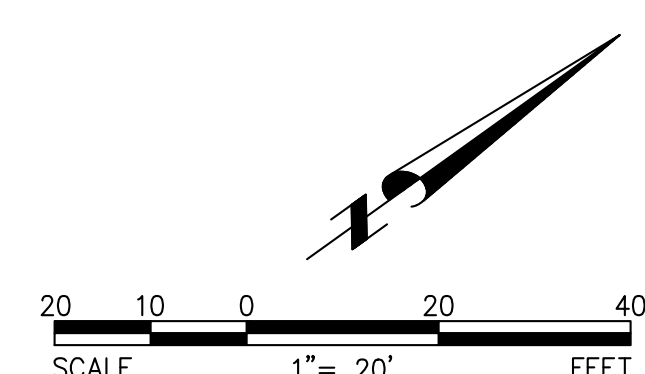
BENCH MARK:


THIS TOPOGRAPHIC SURVEY WAS PERFORMED
BY SPIRO LAND SURVEYING ON 04/01/2021.
HORIZONTAL CONTROL WAS ESTABLISHED BY
P.M. 21/82 AND SHOULD NOT BE USED FOR
MAPPING PURPOSES. VERTICAL CONTROL WAS
ESTABLISHED PER RIVERSIDE COUNTY
BENCHMARK E-3--80, ELEVATION 1265.00'
NGVD29 DATUM.

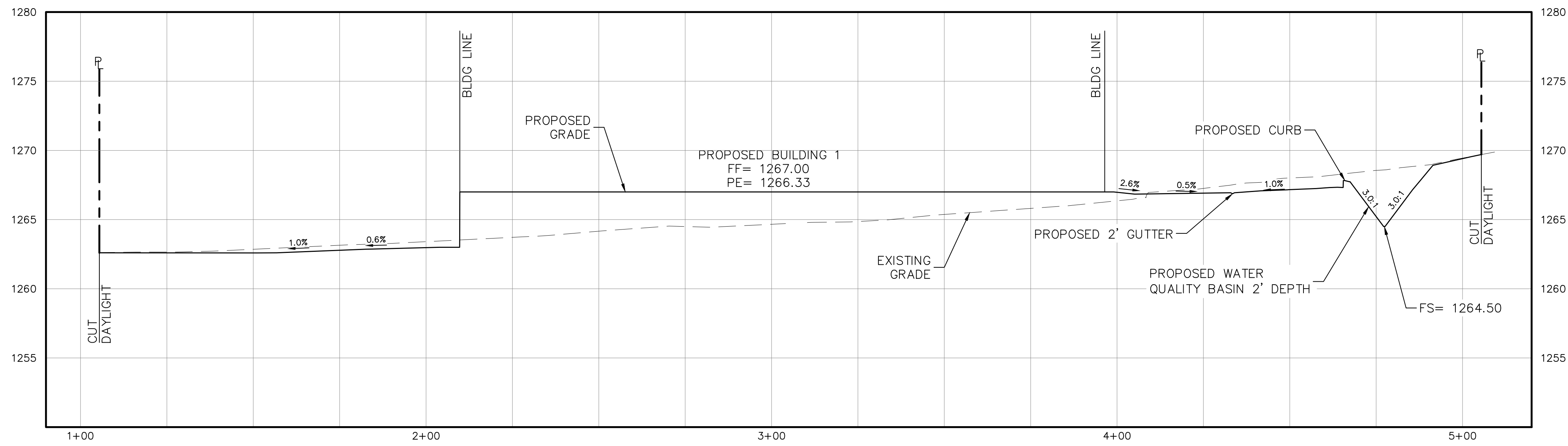
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BENCHMARK E-3--80, ELEVATION 1265.00'
NGVD29 DATUM.

PLEASE SEE SHEET 2 FOR SECTIONS AND DETAILS.

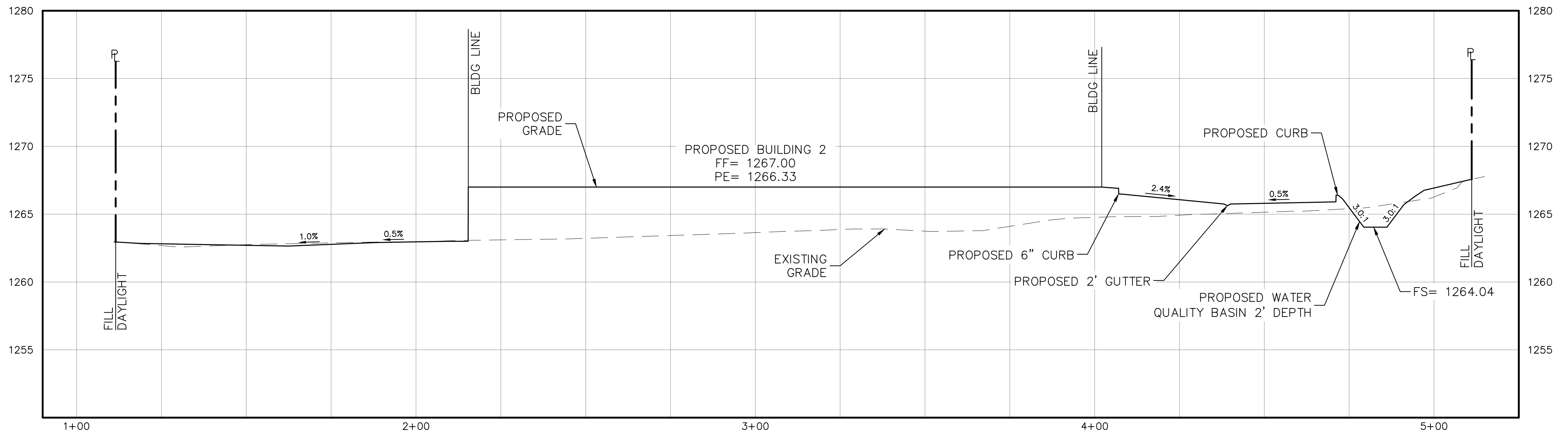
- (1) PROPOSED A.C. DRIVEWAY.
- (2) PROPOSED 6" P.C.C. CURB PER STD. NO. 200.
- (3) PROPOSED 2" P.C.C. GUTTER DETAIL ON SHEET.....
- (4) PROPOSED FIRE HAMMERHEAD TURN AROUND.
- (5) PROPOSED WATER QUALITY BASIN 2' DEPTH.
- (6) PROPOSED GRAVEL DRIVEWAY AREA.
- (7) PROPOSED 3' MAXIMUM HEIGHT
RETAINING WALL.
- (8) EXISTING FENCE TO BE REMOVED.
- (9) 9'x20' ACCESSIBILITY ACCESS BAY w/ BLUE STRIPES. PAINT
"NO PARKING" WITHIN ACCESS AISLE. USE 12" MIN. H. LETTERS
THAT ARE VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
- (10) 4' MINIMUM WIDTH A.D.A. PATH OF TRAVEL. NOT
TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND
2% MAXIMUM IN CROSS SLOPE PER STD.
- (11) PROPOSED ACCESSIBLE TRASH ENCLOSURE.
- (12) PROPOSED CURB CUT PER DETAIL ON SHEET 02.



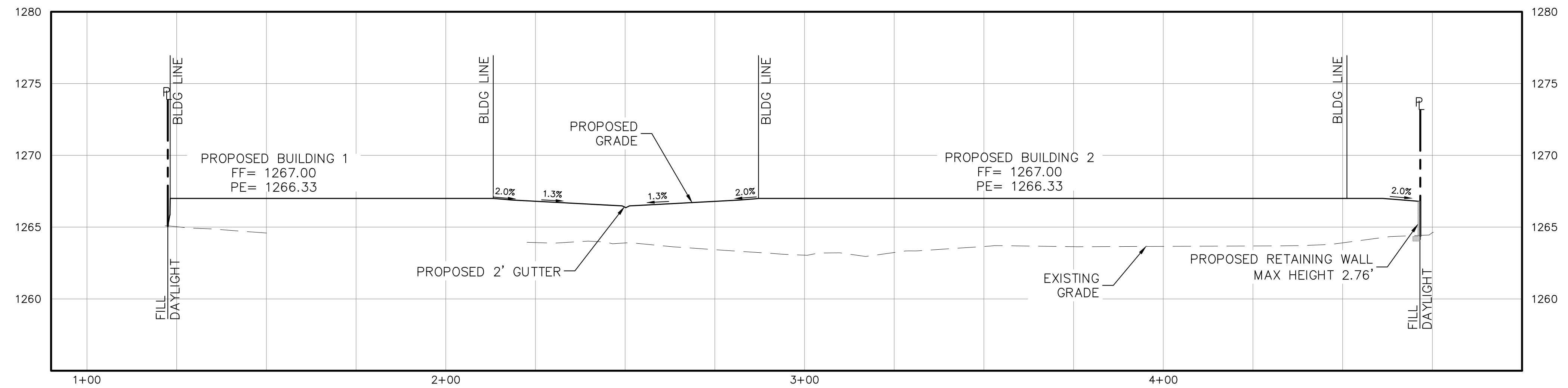
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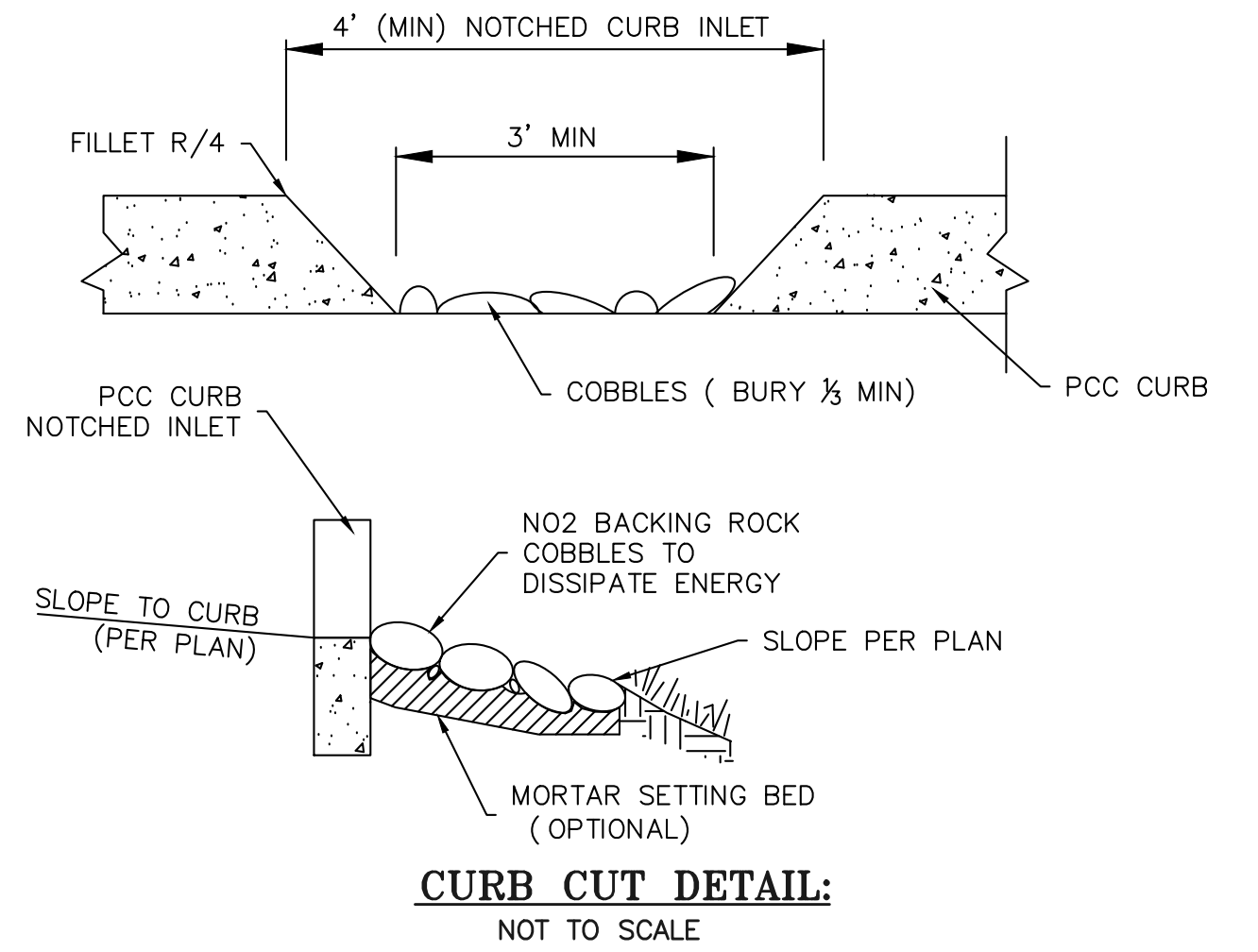
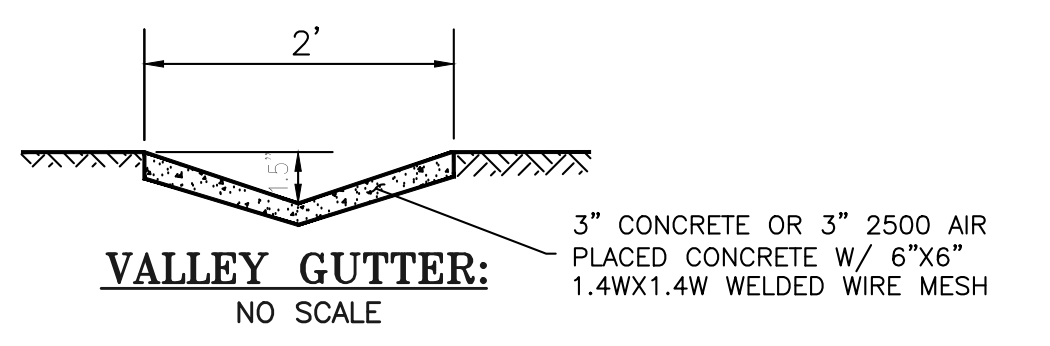
SECTION A-A
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



SECTION B-B
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



SECTION C-C
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'





CORYDON III
PLANNING APPLICATION No. 2021-28

Conditional Use Permit No. 2021-06
Industrial Design Review No. 2021-04

CLASS 32 CATEGORICAL EXEMPTION CHECKLIST

Prepared By:
CITY OF LAKE ELSINORE
130 South Main Street
Lake Elsinore, CA 92530

Applicant:
BRAD WOODS
32097 Corydon Road
Lake Elsinore, CA 92530

Project Location:
32321 Corydon Road

APNs:
370-080-007, 370-080-006, 370-080-020

April 2022

SURROUNDING LAND USES AND SETTING:

The project area consists of three contiguous parcels of land located on the west side of Corydon Road between Palomar Street and Cereal Street within the East Lake Specific Plan, more specifically 32321 Corydon Road (APNs: 370-080-007, 370-080-006, 370-080-020). The project area is bounded by a one-story single-family residence to the south, vacant land to the west, an outdoor storage yard to the north, and vacant land to the east (across the Corydon Road right-of-way in the City of Wildomar). The location and boundaries of the project area are depicted in Figure 1.

PROJECT DESCRIPTION:

The project is a development proposal that requires Design Review approval (IDR 2021-04) to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a Conditional Use Permit (CUP 2021-06) to establish two warehouses and an outdoor storage area on 3.04 acres of land within the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan. The proposed development is located on the west side of Corydon Road between Palomar Street and Cereal Street, more specifically 32321 Corydon Road (APNs: 370-080-007, 370-080-006, 370-080-020).

Building One (located in west portion of site) would be approximately 31 feet in height and include 21,687 square feet of gross floor area, including approximately 5,600 square feet of accessory office space. Building Two (located in east portion of site) would be approximately 32 feet in height and include 40,817 square feet of gross floor area, including approximately 10,204 square feet of accessory office. The outdoor storage yard would be located along the rear of the property and would have a gravel surface. The total building footprint area would be 47,226 square feet, or 35.6 percent of the lot area. The project would also include construction of related site improvements such as 79 on-site parking spaces and the installation of approximately 20,486 square feet of landscaped area, or 15.4 percent of the lot area. Off-site construction activities would include minor utility extensions to serve the proposed development and right-of-way improvements (sidewalk, street widening) along Corydon Road abutting the proposed development site.

The proposed buildings share a common architectural style (best characterized as modern industrial) and will incorporate flat roofs with parapets. Building exterior materials will consist of exposed concrete masonry blocks painted in black and gray, with metal and cement accent panels. Each building will feature an all-glass, articulated entry on the front elevation. Loading bays and overhead doors will be provided on the rear and side elevations, and one overhead door will be provided on the front elevation of Building One.

GENERAL PLAN DESIGNATION: Specific Plan

ZONING: Action Sports, Tourism, Commercial & Recreation; Airport Overlay

Figure 1 – Aerial/Vicinity Map



[illegible]

INFORMATION DEMONSTRATING THAT THE PROJECT SATISFIES THE CONDITIONS DESCRIBED IN SECTION 15332 OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS:

Criterion (a): Is the project consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations?

The proposed development is located within Planning Area 3 of the ELSP, No. 11 and has an Action Sports, Tourism, Commercial and Recreation Land Use designation. This designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. In addition, the proposed development is located within the Airport Overlay Land Use designation which provides for facilities such as warehouses, storage facilities, maintenance and repair facilities, and hangars. The project is an infill development proposal to construct new warehousing facilities, which is supportive and compatible with other intended uses in both land use designations. The original ELSP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. Therefore, the project is consistent with applicable general plan designation and policies. Furthermore, the proposed development consists of establishing two warehouses which require a conditional use permit in the Action Sports, Tourism, Commercial and Recreation designation. Upon approval of the requested Conditional Use Permit, the project is consistent with the applicable zoning designation and regulations.

Criterion (b): Is the proposed development located within the City limits on a Project site of no more than five acres substantially surrounded by urban uses?

The proposed development site is 1.8 acres in size, is entirely located within a developed portion of East Lake District of the City of Lake Elsinore, and is substantially surrounded by various urban uses, as depicted in Figure 1.

Criterion (c): Does the Project site have value as habitat for endangered, rare, or threatened species?

The proposed development site is entirely disturbed and does not contain suitable habitat for any candidate, sensitive, or special status plant or wildlife species. The proposed development site has been previously developed with three single-family residences. Furthermore, the proposed development is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and thus the project is not subject to the Lake Elsinore Acquisition Process and Joint Project Review processes. The project complies with the MSHCP and is consistent with all other applicable requirements of the MSHCP.

Criterion (d): Would approval of the Project result in any significant effects relating to traffic, noise, air quality, or water quality?

I. Traffic

The following review of potential traffic impacts is based on the Vehicle Miles Traveled Screening Report prepared by Overland Traffic Consultants, Inc. dated December 8, 2021 (included as Appendix A) for the Project. The purpose of the VMT Screening Report is to assess the potential effects of the project on the transportation system by estimating changes to vehicle

miles traveled (VMT) per capita. A summary of the VMT Screening Report is provided below:

- The project is expected to generate 108 daily trips based on 11th Edition Institute of Traffic Engineer's Trip Generation Manual
- The incremental change to VMT per capita caused by the project is presumed to be less than significant because the project meets the City-adopted impact screening criteria. The City's Traffic Impact Analysis guidelines provide that land use projects generating less than 110 daily trips may be presumed to result in less than significant VMT impacts. Therefore, the project would not cause a significant impact to VMT per capita.

Conclusion: The project would not significantly impact VMT per capita in accordance with the City's adopted Traffic Impact Analysis guidelines. For additional information, refer to the VMT Screening Report included as Appendix A to this report.

II. Noise

The following review of potential noise impacts is based on the Acoustical Analysis prepared by Eilar Associates, Inc. dated November 18, 2021 (included in Appendix B) for the project. Under Appendix G of the State CEQA Guidelines, any project would create significant noise impacts if the project would result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Generation of excessive groundborne vibration or groundborne noise levels; or
- Expose people residing or working in the project area to excessive noise levels if the project is located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport

The purpose of the Acoustical Analysis is to assess the potential noise impacts resulting from project construction and operation and to evaluate whether the project would expose people to excessive noise levels. A summary of the Acoustical Analysis is provided below:

- Project construction would not exceed the City's construction noise standards. Therefore, the project would not result in significant noise impacts from construction activities.
- Project operation would not exceed the City's exterior noise standards. Therefore, the project would not result in significant noise impacts from operational activities.
- The proposed development is located outside the applicable noise contours of the closest airport, Skylark Airport, which is a private airstrip. Therefore, the project would not expose people working in the project area to excessive noise levels and not create significant impacts.

Conclusion: Project construction would result in temporary noise impacts from transportation of

construction crews and equipment to and from the development site and construction activities such as operation of mobile and stationary construction equipment. However, any temporary increases in ambient noise levels caused by construction would not exceed the City's mobile and stationary construction noise standards. Therefore, impacts from construction noise would be less than significant. Although not required to mitigate any significant impacts under CEQA, the City will require the project to comply with the following Conditions of Approval to minimize noise from project construction in accord with the recommendations provided in the Acoustical Analysis:

- Staging areas should be placed as far as possible from residential receivers.
- Turn off equipment when not in use.
- Limit the use of enunciators or public address systems, except for emergency notifications.
- Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- Schedule work to avoid simultaneous construction activities that both generate high noise levels.
- Use equipment with effective mufflers.
- Minimize the use of backup alarms.

Project operation would result in an increase in ambient noise levels from the truck deliveries, forklift operation, exterior HVAC equipment, and project-generated traffic. However, the increases in ambient noise levels caused by operation would not exceed the City's exterior noise standards. Therefore, impacts from operational noise would be less than significant.

The nearest airport facility to the project area is a private airstrip located 1.5 miles away to the south of the proposed development. However, the airport conditions are not optimal to service frequent or significant levels of air traffic. Therefore, the project would not result in significant impacts because the project would not expose people working in the project area to excessive noise levels.

For additional information, refer to the Acoustical Analysis included as Appendix B to this report.

III. Air Quality

The following review of potential air quality impacts is based on the Air Quality and Greenhouse Gas Study prepared by BlueScape Environmental dated November 15, 2021 (included in Appendix C) for the project. Under Appendix G of the State CEQA Guidelines, any project would create significant impacts if a project would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the

project region is non-attainment under an applicable federal or state ambient air quality standard;

- Expose sensitive receptors to substantial pollutant concentrations; or
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people

The purpose of the Air Quality and Greenhouse Gas Analysis is to assess the potential air quality impacts resulting from project construction and operation and to evaluate project compliance with applicable criteria pollutant thresholds set by the South Coast Air Quality Management District (SCAQMD). A summary of the Air Quality and Greenhouse Gas Analysis is provided below:

- Short-term emissions from project construction are below all applicable SCAQMD local and regional daily thresholds of significance. Therefore, air quality emissions from project construction, as well as cumulative impacts caused by project construction, are less than significant.
- Emissions of all criteria pollutants from project operation fall below applicable daily thresholds of significance. Therefore, the project would neither conflict with plans, violate an air quality standard, nor contribute to an existing or projected violation, result in a cumulatively considerable increase in ozone or particulate matter emissions or expose receptors to substantial pollutant concentrations. Therefore, air quality emissions from project operation are less than significant.

Conclusion: Project construction would result in emissions from equipment exhaust, fugitive dust, and architectural coatings. Both regional and localized construction emissions from Project construction would fall below SCQAMD daily significance thresholds. Therefore, project construction would not result in significant regional or localized air quality impacts.

Project operation would result in air quality impacts from increases in project trip generation, electricity consumption, area sources, and evaporative emissions. Regional and localized emissions from project operation would fall below SCQAMD daily significance thresholds. Therefore, project operation would not result in significant regional or localized air quality impacts.

Moreover, the project does not have the potential to expose sensitive receptors to substantial pollutant concentrations, result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, or conflict with or obstruct implementation of any air quality plan. In conclusion, the project would not result in any significant air quality impacts.

For additional information, refer to the Air Quality and Greenhouse Gas Analysis included as Appendix C to this report.

IV. Water Quality

The project area is located within the Lake Elsinore sub-watershed of the Santa Ana Watershed region of Riverside County. The Santa Ana Regional Water Quality Control Board (SARWQCB)

sets water quality standards for ground and surface waters within the region. Water quality standards are defined under the Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (i.e. water quality objectives).

Project construction activities would include grading, excavation, installation of subsurface infrastructure, and other earthmoving activities which could potentially cause erosion that could degrade surface or ground water quality and/or violate water quality standards. Moreover, the use of heavy construction equipment could result in the accidental release of hazardous materials (e.g., oils, fuels, and other water quality pollutants) that could potentially affect surface and/or ground water quality. As required by the Clean Water Act, the project would comply with the Santa Ana Municipal Separate Storm Sewer (MS4) NPDES Permit. The NPDES MS4 Permit Program, which is administered in the project area by Riverside County and is issued by the SARWQCB, regulates storm water and urban runoff discharges from developments to natural and constructed storm drain systems in the City. Because the project would disturb one or more acres of soil, construction activities would be subject to the Construction General Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the State Water Resources Control Board. The Construction General Permit requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) for site clearing, grading, and disturbances such as stockpiling or excavation. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, storm water collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways.

The project area is currently developed with three single-family residences and is covered by approximately 8,545 square feet of impervious surface. Existing onsite drainage flows in a southerly direction toward Lake Elsinore. The proposed development includes construction of two industrial buildings with parking lots, driveway, landscaping with a total impervious surface area of 104,213 square feet.

Conclusion: A preliminary project-specific Water Quality Management Plan (PWQMP-2021-10) dated July 23, 2021 (Revised March 2, 2022) has been prepared to address the increase in polluted runoff that would occur from the Project by describing the site design, source control and treatment control Best Management Practices (BMPs) that will be implemented and maintained throughout the life of the project. The water quality management plan proposes to collect and treat onsite stormwater run-off through use of an onsite self-retaining area and two bioretention basins. The onsite drainage from roofs and pavement areas will be collected by the two bioretention basins where stormwater would percolate through an engineered soil medium in which stormwater would be treated by physical, chemical, and biological processes. The plants and biological activity in the soil medium would function to take up pollutants and runoff, thus filtering the water before it is released into the storm drain system that eventually leads to Lake Elsinore. Furthermore, the project is required to implement a Storm Water Pollution Prevention Plan which will include measures such as construction-phase best management practices (BMPs) to protect against stormwater runoff. Through implementation of measures

specified in both the WQMP and SWPPP, along with adhering to applicable regulations, the project would meet applicable water quality standards and discharge regulations. Therefore, the project would not otherwise substantially degrade surface or ground water quality, and any water quality impacts resulting from the project would be less than significant.

For additional information, refer to the Water Quality Management Plan included as Appendix D to this report.

Criterion (e): Can the Project site be adequately served by all required utilities and public services?

Fire Protection: The project would be subject to City policies and ordinances relating to hazard mitigation and fire prevention. The project would be required to comply with applicable fire code requirements for construction and access to the site and as such, will be reviewed by the City Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. Chapter 16.74 of the LEMC establishes a program for the adoption and administration of development impact fees by the City whereby as a condition to the issuance of a building permit or certificate of occupancy by the City, the property owner or land developer is required to pay development impact fees or provide other consideration to the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit such new development. Section 16.74.049 includes a “fire facilities fee” to mitigate the additional burdens created by new development for City fire facilities. The project would incrementally increase demands for fire protection services associated with service calls, inspections, etc. The increase in demand for fire protection services is not anticipated to require the construction of new facilities or infrastructure. Therefore, any impacts related to fire protection resulting from the project would be less than significant.

Police Protection: Chapter 16.74 of the LEMC establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which would benefit such new development. The project would participate in this development impact fee program to mitigate potential impacts to police protection resources. Additionally, the project would be required to comply with applicable law enforcement requirements and standards to ensure adequate law enforcement protection is available to serve the proposed development. Potential impacts would be considered incremental and can be offset through the payment of the development impact fee and compliance with regulatory requirements. The project would not result in substantial adverse physical impacts related to police protection. Therefore, the project would not significantly impact police protection resources or services.

Schools: The proposed development is located within the Lake Elsinore Unified School District (LEUSD). The project would be required to pay school impact fees as levied by the LEUSD, which would provide funding for school facilities. The project does not propose new housing and therefore no increase in demand for LEUSD facilities and services would be created. Therefore, any potential impacts would be considered incremental and would be offset through the

payment of the appropriate development impact fees for schools. Based on the above, the proposed project will not result in substantial adverse physical impacts related to schools. Any impacts would be less than significant.

Parks: The project does not propose residential uses so it would not generate additional residents who would need park facilities or services. Therefore, a direct increase in park usage is not expected because of the project. New commercial development may cause incremental indirect impacts to park facilities from the occasional use of a park by employees. Section 16.34.060 of the LEMC requires that prior to the issuance of a building permit, the property owner or developer must pay fees for the purposes set forth in that section. Section 16.34.060.D describes the City's Park Capital Improvement Fund and describes that the City Council has the option to request dedication for park purposes or in lieu thereof, request that the property owner or developer pay a fee for the purpose of purchasing the land and developing and maintaining the City park system. The project would be required to pay park fees to the City for the purpose of establishing, improving and maintaining park land within the City. Because the Project does not propose new housing, any potential impacts would be considered incremental and would be offset through the payment of the appropriate park fees. Based on the above, the project would not result in substantial adverse physical impacts related to parks. Any impacts would be less than significant.

Other Public Facilities: The City is a part of the Riverside County Library System. Section 16.34.060 of the LEMC requires that prior to the issuance of a building permit, the property owner or developer must pay fees for the purposes set forth in that section. Section 16.34.060.B establishes the City's Library Mitigation Fee program and provides that an in-lieu fee for future construction of library improvements shall be paid to the City to ensure that the necessary library facilities are provided to the community. Since the project would not include new housing, potential impacts to library services would be less than significant.

Chapter 16.74 of the LEMC establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which would benefit such new development. Section 16.74.048 includes an "Animal shelter facilities fee" to mitigate the additional burdens created by new development for animal facilities. In addition, the property owner would be required to pay City Hall & Public Works fees, Community Center Fees, and Marina Facilities Fees prior to the issuance of building permits. Therefore, potential impacts associated with other public services and facilities would be less than significant.

Wastewater/Sewer: The proposed development is located within the wastewater/sewer service boundary of the Elsinore Valley Municipal Water District (EVMWD). The proposed development would connect with the EVMWD wastewater/sewer system. Connections to local sewer mains will involve temporary and less than significant construction impacts that will occur in conjunction with other on-site improvements. In addition, the project will be required to pay sewer connection fees. Implementation of the project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the

construction of which could cause significant environmental effects. Any impacts would be less than significant.

Storm Water Drainage: On-site grading and drainage improvements proposed in conjunction with the proposed site work would be required to comply with provisions of the National Pollutant Discharge Elimination System (NPDES) program, including Waste Discharge Requirements (WDR), and the 2010 Santa Ana Municipal Separate Sewer Permit (MS4) Permit, as enforced by the Santa Ana Regional Water Quality Board (SARWQCB). Pursuant to the City's Municipal Code, all construction projects shall implement Best Management Practices (BMPs) to be specified in a submitted Stormwater Pollution Prevention Plan (SWPPP). The project was required to submit a project-specific Water Quality Management Plan (WQMP) in identifying post-construction BMPs that include drainage controls such as infiltration pits, detention ponds, bioswales, berms, rain gardens, and pervious pavement. With adherence to the WQMP, the project will not substantially alter the existing drainage pattern of the site or area, nor will it require new or expanded off-site storm drain facilities the construction or relocation of which could cause significant environmental effects. Any impacts would be less than significant.

Water Supplies: The proposed development is located within the water service boundary of the Elsinore Valley Municipal Water District (EVMWD). The proposed development would connect to the EVMWD water supply system. Connections to local water mains will involve temporary and less than significant construction impacts that will occur in conjunction with other on-site improvements. In addition, the project will be required to pay water connection fees and comply with water efficiency guidelines set by the City. Project implementation will not require, or result in, the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Given the relatively small scale of the proposed in-fill development, potential impacts are considered nominally incremental and would be less than significant.

Solid Waste Disposal: All development within the City of Lake Elsinore is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), and other local, state, and federal solid waste disposal standards. The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50% by and after the year 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible." The project is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, and other applicable local, state, and federal solid waste disposal standards as a matter of regulatory policy as standard condition of approval, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant.

Electricity, Natural Gas, Telephone, Television: The proposed development is in a

developed, urban setting. The site and the surrounding properties are fully served by various utility service providers. There are no anticipated significant service or system upgrades required to serve the proposed development. Any increase in the demand for public utilities by the project would be less than significant.

DETERMINATION:

I find that the answers given above are adequately supported by the information sources cited following each question and that the effects of the project are typical of those generated within that class of projects (*i.e.*, Class 32 – Infill Development Projects) characterized as in-fill development meeting the conditions of Section 15332 of Title 14 of the California Code of Regulations. The project will not cause a significant effect on the environment and is, therefore, categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act.

Kevin Beery

Kevin Beery, Associate Planner

April 20, 2022

Date

Appendices:

The following documents were used as information sources during preparation of this document. They are available for public review at the City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530, ph. (951) 674-3124.

- A) Vehicle Miles Traveled Screening Report prepared by Overland Traffic Consultants dated December 8, 2021
- B) Acoustical Analysis Report prepared by Eilar Associates, Inc. dated November 18, 2021
- C) Air Quality and Greenhouse Gas Analysis prepared by BlueScape Environmental dated November 15, 2021
- D) Water Quality Management Plan prepared by Ventura Engineering dated July 23, 2021 (Revised March 2, 2022)