

CONDITIONS OF APPROVAL

RESOLUTION:	2017-XX, 2017-XX & 2017-XX
PROJECT:	TTM 31957
PROJECT NAME:	Running Deer
PROJECT LOCATION:	APNs: 391-790-002 and 003
APPROVAL DATE:	September 13, 2005
EXPIRATION DATE:	September 13, 2020

GENERAL

1. Tentative Tract Map (TTM) No. 31957, Revision No. 1 is a subdivision of 34.2 acres into 97 single-family residential lots and four (4) lettered lots for open space and a water quality/detention basin (Project). The Project is located northerly of Lincoln Street and westerly of Mountain Street and Running Deer Road (APNs: 391-790-002 and 391-790-003).

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 Tentative Tract Map No. 31957, 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 Tentative Tract Map No. 31957 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.

~~The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning implementation and construction of Tentative Tract Map No. 31957, 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. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense.~~

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.

4. Tentative Tract Map No. 31957 will expire on September 13, 2020 unless within that period of time a Final Map has been filed with the County Recorder in accordance with the State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).

PLANNING DIVISION

- ~~5. Tentative Tract Map No. 31957 will expire two (2) years from date of approval unless within that period of time an appropriate instrument has been filed and recorded with the County Recorder or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act and the LEMC.~~
6. The Tentative Tract Map shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code Title 16 unless, modified by approved Conditions of Approval.
7. Prior to final certificate of occupancy of the Tentative Tract Map the improvements specified herein and approved by the Planning Commission and the City Council shall be installed or agreements for said improvements shall be submitted to the City for approval by the City Engineer and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
8. The applicant shall comply with all the mitigations contained and identified in the Mitigated Negative Declaration No 2005-06.
9. All lots shall comply with minimum standards contained in the LEMC.
10. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
- ~~11. The applicant shall comply with all conditions of the Riverside County Fire Department.~~
12. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVMWD).
13. All future structural development associated with this map shall require separate Design Review approval.
- ~~14. Prior to issuance of any grading permit and/or building permit the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department.~~
15. The applicant shall comply with the following City programs: the City Source Reduction and Recycling Element and Household Hazardous Waste Element, the County Solid Waste Management Plan and Integrated Waste Management Plan.
16. Prior to issuance of building permit the applicant shall submit a letter of verification (will serve letter) to the City Engineer for all required utility services.

17. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elmore Unified School District (LEUSD) prior to issuance of building permits.
18. The Multiple Species Habitat Conservation Fee (MSHCP) will be due upon issuance of each building permit.
19. The applicant shall pay all applicable fees including park fees.
20. The applicant shall meet all requirements of the providing electric utility company.
21. The applicant shall meet all requirements of the providing gas utility company.
22. The applicant shall meet all requirements of the providing telephone utility company.
23. A bond is required guaranteeing the removal of all trailers used during construction.
24. All signage shall be subject to Planning Division review and approval prior to installation.
25. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 AM and cease at 5:00 PM, Monday through Friday. Construction activity shall not take place on Saturday, Sunday, or any Legal Holidays.
26. Prior to the issuance of a Grading Permit, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall have been submitted and processed through the United States Fish and Wildlife Service or the California Department of Fish and Game (As the Trustee Agency) for the required sixty (60) day review period as confirmed in the Multiple Species Habitat Conservation Plan (MSHCP).
27. Prior to the issuance of a Grading Permit the applicant shall provide the City with evidence that the property identified as proposed Common Ownership Property (Conservation Area) has been dedicated to conservation in perpetuity (by easement or by title transfer) pursuant to the requirements of the Multiple Species Habitat Conservation Plan (MSHCP).
28. The applicant shall pay all applicable City fees, including but not limited to Development Impact Fees (DIF) per LEMC Section 16.74, at the rate in effect at the time of payment.

ENGINEERING

General

29. In accordance with the City's Franchise Agreement for waste disposal & recycling, the developer shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
30. Developer shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and or diversion of drainage.

31. Any grading that affects "waters of the United States", wetlands or jurisdictional streambeds, shall require approval and necessary permits from respective Federal and/or State agencies.
32. Provide written approval of construction activity within the wetlands from the U.S. Department of Fish and Game and U.S. Army Corp of Engineers.

Fees

33. The developer shall pay all Engineering Division assessed, Development Impact Fees Plan Check and Permit fees (LEMC 16.34). Applicable Development Impact Fees include: Railroad Canyon Road Benefit District, Stephens Kangaroo Habitat Fee (K-Rat), Traffic Infrastructure Fee (TIF), Transportation Uniform Mitigation Fee (TUMF), and Area Drainage Fee.
34. Mitigation Fees will be assessed at the prevalent rate at time of payment in full.

Utilities

35. 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.
36. All overhead utilities shall be undergrounded in accordance with Chapter 12.16 of the Lake Elsinore Municipal Code (LEMC)
37. 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.
38. The developer shall apply for, obtain and submit to the City Engineering Division a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities (aka SCE NIL).
39. The developer shall submit a copy of the "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project and specify the technical data for the water service at the location, such as water pressure and volume etc.

Improvements

40. ~~Applicant shall obtain offsite right of way for the extension of Mountain Street from Tract 18719-4. Acquisition of the offsite right of way shall not halt the approval of the final map as per Section 66462.5 of the Subdivision Map Act.~~
41. Running Deer Road shall be fully improved to Local Street Standard, within the existing right of way, between Cielito Drive and the project boundary. Street Improvement plans shall be prepared by a Registered Civil Engineer and the plans shall include curb and

- gutter, sidewalk, ac pavement, street lighting and drainage improvements.
42. Appropriate warning signs shall be constructed at the new dead end of Mountain Street. The existing improvement plans on file shall be modified accordingly and approved by the City Engineer **prior to issuance of building permit.**
 43. Lincoln Street shall be dedicated and fully improved (full width pavement improvements) to the Secondary Highway standard (70 /90) within the property boundaries.
 44. Applicant shall design and install the Rice Canyon Wash Levee system which will convey a 100-year storm past the project site. The levee will be a continuation of the levee improvements constructed by Tract 24624. ~~Upon completion and acceptance by the City and/or~~ Plans will be submitted to and approved by the Riverside County Flood Control and Water Conservation District. The the maintenance of the levee shall be transferred to the accepting jurisdiction ~~in terms~~ by way of a maintenance agreement.
 45. Vehicular access to/from Billings Lane and across the levee shall be provided from Lincoln Street to maintain access to properties granted access rights per Instrument No. 3819 recorded January 14, 1969. Final location and design of driveway access with proposed levee and design of raised median in Lincoln Street shall be submitted to Engineering for review and approval. All ingress/egress easements required to maintain existing access rights shall be recorded on the Final Tract Map or by separate instrument.
 46. Interior streets shall be dedicated and Improved to public residential street standards (40 /60).
 47. Applicant shall adhere to memorandum from City Traffic Engineer dated June 28, 2004 as it relates to his recommendations per the project traffic study. As per his direction the project should not proceed past the 75th Certificate of Occupancy prior to the installation and full operation of traffic signals at the following intersections:
 48. Lake Street and Temescal Canyon Road. Lake Street and the I-15 southbound ramps and Lake Street and the I-15 northbound ramps. Prior to issuance of the first Certificate of Occupancy, applicant shall post a performance bond or other reasonable surety in a form approved by the City Attorney's office in an amount sufficient to cover traffic signals at the referenced intersection(s). The project shall either install the Signals or not proceed past the 75th Certificate of Occupancy until those traffic signal improvements are installed and operational. If these signals have been constructed, appropriate fair share fees shall be paid.
 49. All roadways shall be constructed to be consistent with General Plan Circulation Element cross sections.
 50. Drainage for open space lots shall be conveyed to public right-of-way.
 51. The incremental increase in storm water runoff shall be ~~detained~~ retained for flows discharging to Rice Canyon. ~~Detention basin sizes shall be calculated using Riverside County Flood Control methods.~~ The incremental increase in storm water runoff shall be

treated and released for flows discharging to Lake Elsinore. Hydrologic Conditions of Concern shall be mitigated for all discharges

52. Applicant shall provide a drainage study prepared by a registered Civil Engineer identifying storm water runoff quantities expected from the site and upstream of the site. The study shall show all existing or proposed off site public or private drainage facilities intended to discharge this runoff. The study shall include a capacity analysis verifying the adequacy of the facilities. Runoff from the development or partial phase of development of the property shall not exceed the existing natural discharge quantities with respect to the following criteria:
- ~~53. For projects less than 10 acres analyze and mitigate the difference in developed and undeveloped runoff. A simplified hydrograph method shall be used that simulates the hydrograph with a triangle. The Rational method flow rate shall be the top value of the triangle and the base width shall be two times the time of concentration (Tc). The difference in area between the developed condition triangle and the existing condition triangle represents the required storage volume. Based upon the storage volume head the outlet structure shall have an outlet flow no larger than the existing flow rate.~~
54. ~~Projects that are 10 acres or greater~~ The project shall analyze for the 1, 3, 6, and 24-hour duration for the 2, 5, and 10-year frequency storms.
55. The applicant shall accept and properly ~~dispose of~~ mitigate all offsite drainage flowing onto or through the site.
- ~~56. If possible all drainage shall be conveyed onto public property. No cross lot drainage shall be permitted.~~
57. Applicant shall protect all downstream properties from damages caused by alteration of the drainage patterns i.e. concentrations or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. A maintenance mechanism shall be in place for any private drainage facilities constructed on site or off site. Any grading or drainage onto private off site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected landowner.
58. Street grades shall not exceed 9% unless otherwise authorized by the City Engineer.
59. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval.
- ~~60. All Capital Improvement and Plan Check fees shall be paid (LEMC 16-34 Resolution 85-26).~~
- ~~61. Applicant shall pay all appropriate fees prior to pulling a Building Permit.~~
62. A Will Serve Letter shall be submitted to the City Engineering Division from the applicable

water agency stating that water and sewer arrangements have been made for this project. Letter shall be submitted prior to Final Map Approval.

63. All public works improvements shall be constructed per approved street plans (LEMC 12 04 and 16 34).
- ~~64. Applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to final map approval.~~
65. All applicable fees shall be paid and the Developer shall comply with all requirements of the encroachment permit as issued by the Engineering Division for construction of public works improvements (LEMC 12 08 and Resolution 83 78).
66. All compaction reports grade certifications monument certifications (with tie notes delineated on 8 1/2 x 11 Mylar) shall be submitted to the Engineering Division before final Inspection of public works Improvements will be scheduled and approved.
- ~~67. Applicant shall obtain all necessary off site easements for off site grading from the adjacent property owners prior to final map approval.~~
68. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent.
69. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
70. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
71. Applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements.
72. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with City's ARC info/GIS or developer to pay \$30 per sheet for City digitizing.
73. All utilities except electrical over 12 KV shall be placed underground as approved by the serving utility.

Prior to Grading Permit

74. Developer shall obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a California Registered Civil Engineer shall be required. ~~if the grading exceeds 50 cubic yards or the existing flow pattern is substantially modified as determined by the City Engineer. If the grading is less than 50 cubic yards and a grading plan is not required a grading permit shall still be obtained so~~

- ~~that a cursory drainage and flow pattern inspection can be conducted before grading begins.~~
75. Developer shall provide soils geology a seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
76. All grading shall be done under the supervision of a Geotechnical Engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control. All manufactured slopes greater than 30 feet in height shall be contoured.
77. Convey onsite runoff to the public storm drain system. Any non-historic storm flows shall be accepted by adjacent property owners with a notarized and recorded letter of drainage acceptance or conveyed to a drainage easement.
78. Roof and yard drains will not be allowed to be connected directly to street curb cores Roof drains should drain to a landscaped area whenever feasible
79. Ten (10) year storm runoff should be contained within the curb and the one hundred (100) year storm runoff should be contained within the street right of way. When either of these criteria is exceeded drainage facilities should be installed.
- ~~80. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.~~
- ~~81. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board for their storm water pollution prevention plan including approval of erosion control for the grading plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented for the development and including maintenance responsibilities.~~
- ~~82. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of storm water quality in the Riverside County NPDES Drainage Area Management Plan.~~
- ~~83. Applicant shall provide for flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.~~
- ~~84. Project shall adhere to all applicable NPDES requirements in effect at time of approval~~
- ~~85. In accordance with the City's Franchise Agreement for waste disposal and 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 during cleaning demolition clear and grubbing or all other phases of construction.~~

Stormwater Management / Pollutant Prevention / NPDES

Design

86. The project is responsible for complying with the Santa Ana Region NPDES Permits as warranted based on the nature of development and/or activity. These Permits include but are not limited to:
- General Permit – Construction
 - Deminimus Discharges
 - MS4
87. A Water Quality Management Plan (WQMP) (preliminary and final) shall be prepared using the Santa Ana Region 8 approved template and guidance and submitted for review and approval to the City. The Final WQMP shall be approved by the City prior to rough or precise grading plan approval and issuance of ANY permit for construction.
88. Any portion of the DCV that is not infiltrated, harvested and used, evapotranspired, and/or biotreated shall be treated and discharged in accordance with the requirements set forth in Section XII.G.
89. The Final WQMP shall document the following:
- Detailed site and project description.
 - Potential stormwater pollutants.
 - Post-development drainage characteristics.
 - Low Impact Development (LID) BMP selection and analysis.
 - Structural and Non-Structural source control BMPs.
 - Treatment Control BMPs
 - Site design and drainage plan (BMP Exhibit).
 - Documentation of how vector issues are addressed in the BMP design, operation and maintenance.
 - GIS Decimal Minute Longitude and Latitude coordinates for all LID and Treatment Control BMP locations.
 - HCOC – demonstrate that discharge flow rates, velocities, duration and volume for the post construction condition from a 2 year and 10 year, 24 hour rainfall event will not cause adverse impacts on downstream erosion and receiving waters, or measures are implemented to mitigate significant adverse impacts downstream public facilities and water bodies. Evaluation documentation shall include pre-and post-development hydrograph volumes, time of concentration and peak discharge velocities, construction of sediment budgets, and a sediment transport analysis.
 - Operations and Maintenance Plan and Agreement as well as documentation of formation of funding district for long term maintenance cost.
90. The 2010 SAR MS4 Permit requires implementation of LID Principles and LID Site Design, where feasible, to treat the pollutants of concern identified for the project, in the following manner (from highest to lowest priority): (Section XII.E.2, XII.E3, and XII.E.7).
- Evaluate site for highest and best use applicability (Exemption for projects that discharge to the Lake.)

- Preventatives measures (these are mostly non-structural measures, e.g., minimizing impervious areas, conserving natural areas, minimizing directly connected impervious areas, etc.)
 - The Project shall in the order presented, infiltrate, harvest and use, evapotranspire and/or bio-treat the Design Capture Volume (DCV).
 - The Project shall consider a properly engineered and maintained bio-treatment system only if infiltration, harvesting and use and evapotranspiration cannot be feasibly implemented at the project site.
 - Any portion of the DCV that is not infiltrated, harvested and used, evapo-transpired, and/or bio-treated shall be treated and discharged in accordance with the requirements set forth in Section XII.G.
91. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
92. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
93. If CEQA identifies resources requiring Clean Water Act Section 401 Permitting, the applicant shall obtain certification through the Santa Ana Regional Water Quality Control Board and provide a copy to the Engineering Division.
94. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
95. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.

Construction

96. 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.
97. 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.
98. Erosion & Sediment Control – ALL PROJECTS - 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. The Erosion

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

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

Post-Construction

100. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, MS4, etc. to include:
- Demonstrate that the project has complied with all non-structural BMPs described in the project's WQMP.
 - Provide signed, notarized certification from the engineer of work that the structural BMP's identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - 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.
 - 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 of water quality facilities by a registered civil engineer. The City format shall be used.
 - Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan or CC&R's attached) are available for each of the initial occupants (commercial/industrial) or HOA as appropriate.
 - 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 CofO will be considered in lieu of a Special Investigation by the City.
 - Provide the City with a digital .pdf copy of the Final WQMP.

Final Tract or Parcel Map

101. The developer shall submit for plan check review and approval a final map.
102. All ingress/egress easements required to maintain access across the Levee shall be shown on the final map.

103. Prior to final map approval, provide evidence of the vacation of existing easements within property boundaries.
104. Applicant shall obtain all necessary off site easements for off-site grading from the adjacent property owners, including the County of Riverside, prior to final map approval.
105. Phasing plan, if any, shall be approved by the City Engineer prior to issuance of **any permits.**
106. Prior to City Council approval of the final Tract Map the developer shall, in accordance with Government Code, have constructed all improvements or have improvement plans submitted and approved, agreements executed and securities posted
107. The Final Tract Map shall include the phasing boundaries consistent with the parcels of the Tentative Tract. The phasing boundaries or parcels shall be processed as separate tract maps.

Prior to Issuance of Building Permit

108. Provide final soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.
109. All required public right-of-way dedications and easements shall be prepared by the developer or his agent and shall be submitted to the Engineering Division for review and approval prior to issuance of building permit.
110. The Final Tract Map shall be recorded.
111. All street improvement plans, storm drain plans and signing and striping plans shall be completed and approved by the City Engineer.
112. The developer shall pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).
113. A portion of the required improvements for this development may be covered under the Traffic Impact Fee (TIF) or Area Drainage Fee program. Request for reimbursement or credits shall be approved by the City Engineer and based on allowable costs in the fee program and availability of funds. The agreement shall be completed prior to building permit.

Prior to Occupancy

114. All signing and striping and traffic control devices for the required improvements of this development shall be installed.
115. 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.

116. The fair share cost of improvements as a condition of this development shall be paid.
117. TUMF fees shall be paid. The TUMF fees shall be the effective rate at the time of payment in full in accordance with the LEMC.

CITY OF LAKE ELSINORE FIRE MARSHALL

General Conditions

118. **Lake Elsinore Fire Protection Planning Office Responsibility** - It is the responsibility of the recipient of Fire Department conditions to forward them to all interested parties. The permit number is required on all correspondence. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Fire Protection Planning Division at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225. The following fire department conditions shall be implemented in accordance with the Lake Elsinore Municipal Code and the adopted codes at the time of project building plan submittal, these conditions are in addition to the adopted code requirements.
119. **Blue Dot Reflectors** - Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.
120. **Minimum Hydrant Fire Flow** - Minimum required fire flow shall be 1,500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Average spacing between hydrants 500' and 250' maximum distance from any point on the street or road frontage to hydrant. Standard Fire hydrants shall be installed (6"x4"x2-1/2").
121. **Standard Fire Hydrants** - Super fire hydrants (6" x 4" x 2-2 1/2"), shall be located not less than 25 feet or more than 250 feet from any portion of the building as measures along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.
122. **Minimum Access Standards** - The following access requirements are required to be implemented to ensure fire department and emergency vehicular access. All roadways shall conform to the City of Lake Elsinore approved roadway standards but in no case shall the minimum fire department vehicular access be less the following provisions:
- A. Twenty-four feet (24') clear width. Where parking is to be provided, each parking side shall be provided with eight (8') additional feet on each side of the fire department access.
 - B. Median openings or crossovers between opposing lanes of a divided highway or street shall be located only at approved intersections at intervals of not less than 500 feet. [Ord. 529 § 3.2(F), 1973].
 - C. The required all weather vehicular access shall be able to support no less than 70,000 lbs. over 2 axles.
 - D. Roadway gradient shall not exceed 15% on any access road, driveways, and perimeter roads.

E. Turning Radius shall be 26' inside and 38' outside for all access roads.

123. **Secondary Access** - In the interest of Public Safety, this project shall provide an Alternate or Secondary Access. Said access shall be constructed in accordance to the City of Lake Elsinore Engineering Department standards to accommodate full fire response and community evacuation.
124. **Separation of Occupancy** - A fire barrier wall for the separation of occupancies is required per the California Building Code. Fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling. Such identification shall be located in accessible concealed floor, floor ceiling or attic spaces repeated at intervals not exceeding 30 feet along the wall, and include lettering not less than 0.5 inch in height, incorporating the suggested wording "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," or other wording.

Prior to Building Permit Issuance

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

Prior to Building Final Inspection

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

ADMINISTRATIVE SERVICES DEPARTMENT

Annex into CFD 2015-1 (Safety) Law Enforcement, Fire and Paramedic Services CFD

129. Prior to approval of the Final Map, Parcel Map, Residential Design Review, or Conditional

Use Permit (as applicable), the applicant shall annex into Community Facilities District No. 2015-1 (Safety) the Law Enforcement, Fire and Paramedic Services Mello-Roos Community Facilities District to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Public Safety services. Applicant shall make a seven thousand five hundred dollars (\$7,500) non-refundable deposit to cover the cost of the annexation, formation or other mitigation process, as applicable.

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

130. Prior to approval of the Final Map, Parcel Map, Residential Design Review, Conditional Use Permit or building permit (as applicable), the applicant shall annex into the Community Facilities District No. 2015-2 (Maintenance Services) 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, 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 seven thousand five hundred dollars (\$7,500) non-refundable deposit to cover the cost of the 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 City Council of the City of Lake Elsinore on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____