

CONDITIONS OF APPROVAL

RESOLUTIONS:

PROJECT: PA 2016-93/RDR 2016-20
PROJECT NAME: Monarch Grove Extension (Calatlantic)
PROJECT LOCATION: APN 371-040-013
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. The proposed project (Planning Application No. 2016-93/Residential Design Review No. 2016-20) consists of a request by Calatlantic Homes for the approval of building design and construction of 59 single family residential units located within Tract 31920-11 of the Summerly Development of the East Lake Specific Plan (APN: 371-040-013).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees or Agents to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Residential Design Review projects attached hereto.
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. Design Review approval for Residential Design Review No. 2016-20, shall lapse and become void two (2) years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (B) and (C) of Lake Elsinore Municipal Code (LEMC) Section 17.184.120. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Chapter 17.184 shall run with the land for this two-year period, subject to any approved extensions, and shall continue to be valid upon a change of ownership of the site which was the subject of the design review application.
5. All construction shall comply with these Conditions of Approval and those provisions and requirements contained in the East Lake Specific Plan and Lake Elsinore Municipal Code, prior to issuance of certificate of occupancy and release of utilities.
6. All site improvements shall be constructed as indicated on the approved building elevations and site plans for the Residential Design Review.

7. Future site plotting and construction shall be consistent with these Conditions of Approval, those conditions approved with Tentative Tract Map No. 31920 and those provisions and requirements contained in the Municipal Code, subject to approval by the Community Development Director or designee.
8. All front fence returns will be decorative masonry walls. Wood fences will not be allowed along the front elevation. Wood, vinyl or steel (wrought iron or aluminum) gates are allowed in order to allow access to rear yards.
9. All weep screeds shall be a maximum three inches above any hard surface and four inches above any earth surface.
10. Any revisions to approved site plans or building elevations shall be reviewed and approved by the Community Development Director or designee.
11. Materials and colors as depicted in the approved Design Review Package dated November 4, 2016, shall be used unless minor modifications are approved by the Community Development Director or designee or major modifications are approved by the Planning Commission.
12. The applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to the dwelling for the storage of the City trash barrels. The storage pad or area shall conceal the trash barrels from public view, subject to the approval of the Community Development Director or designee. Precise grading plans shall identify the location of the aforementioned flat concrete pad and air conditioning units.
13. The building addresses (in numerals at least four inches high) shall be displayed near the entrance and easily visible from the front of the unit and public right-of-way. The applicant shall obtain street addresses for all production lots prior to issuance of building permit.
14. The applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code, Chapter 15.72 and using accepted techniques. Interim erosion control measures shall be provided 30 days after the site's rough grading, as approved by the City Engineer.
15. Prior to the issuance of a building permit, the Applicant shall submit a product placement plan depicting the plan and design for each lot to be approved by the Community Development Director or designee. Care is to be taken to ensure that adjacent units are not of the same plan and design and there is adequate variation.
16. The applicant shall comply with all applicable City Codes and Ordinances.
17. Prior to issuance of building permit, building plans for the model home complex shall comply with all American Disabilities Act (ADA) requirements, including provision of a handicapped-accessible bathroom.

18. A cash bond shall be required for the model home complex. This bond is to guarantee removal of the temporary fencing material, parking lot, etc. that have been placed onsite for the model home complex. The bond will be released after removal of the materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
19. A cash bond shall be required for any garage conversion of the model(s). Bonds will be released after removal of all temporary materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
20. A cash bond shall be required for any construction trailers used during construction. Bonds will be released after removal of trailers, subject to the approval of the Community Development Director or designee.
21. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.
22. All mechanical and electrical equipment associated with the residences shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened, subject to the approval of the Community Development Director or designee, prior to issuance of building permit.
23. All front yards and side yards on corner lots shall be properly landscaped with automatic (manual or electric) irrigation system to provide 100 percent landscape coverage using a combination of drip and conventional irrigation methods. The final landscaping/irrigation plan is to be reviewed and approved by the City's Landscape Architect Consultant and the Community Development Director or designee. A Cost Estimate for materials and labor shall also be submitted for review and approval. A Landscape Plan Check fee will be charged prior to final landscape approval based on the Consultant's fee, inspection, and permit and administration fees.
 - Perimeter walls shall be protected by shrubs and other plantings that discourage graffiti.
 - The applicant shall ensure a clear line of sight at ingress/egress points by providing plantings within 15 feet of ingress/egress points whose height does not exceed three feet and whose canopy does not fall below six feet.
 - The landscape plan shall provide for California native drought-tolerant ground cover, shrubs, and trees. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
 - No front-yard grass turf landscaping shall be installed.
 - All landscape improvements shall be bonded with a 100 percent Faithful Performance Bond for materials and labor for two years or Certificate of Occupancy.

- All landscaping and irrigation shall be installed within an affected portion of any phase at the time a certificate of occupancy is requested for any building.
- All new Model Homes shall be Xeriscaped and signage provided identifying Xeriscape landscaping. Xeriscape is a method of landscape design that minimizes water use by:
 - 1) Implementing hydrozones;
 - 2) Minimizes high water-use plant material as identified by Water Use Classifications of Landscape Species (WUCOLS) (such as turf) and incorporates water-efficient ("drought-tolerant" / climate-appropriate) plants;
 - 3) Requires an efficient irrigation system that includes:
 - a. ET-Based ("Smart irrigation") controller(s) with weather-sensing, automatic shut-off and seasonal adjustment capabilities;
 - b. Efficient irrigation water application through use of:
 - i. Low-volume point-source irrigation (such as drip irrigation and bubblers) for all shrub planter areas (maximum of 3:1 slope) with a minimum irrigation efficiency of 0.90 ; and/or
 - ii. Spray or rotor-type nozzles for areas a minimum of eight (8) feet wide, for slopes 3:1 and greater, AND with a minimum irrigation efficiency of 0.71.
 - 4) Improvement of soil structure for better water retention; and
 - 5) Application of mulch to hinder evaporation.
- The Final landscape plan shall be consistent with any approved site and/or plot plan.
- The Final landscape plan shall include planting and irrigation details.
- All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Planning Division, prior to issuance of certificate of occupancy.
- All landscaping and irrigation shall comply with the water-efficient landscaping requirements set forth in LEMC Chapter 19.08 (Water Efficient Landscape Requirements), as adopted and any amendments thereto.
- Applicant shall provide a landscaping installation plan prior to the issuance of building permits to be approved by the Community Development Director or their designee.

24. Fences located in any front yard shall not exceed three feet in height with the exception that wrought-iron fences may be five feet in height. Chain link fences shall be prohibited.
25. Garages shall be constructed to provide a minimum of twenty feet by twenty feet (20' x 20') of interior clear space to accommodate two vehicles.
26. These Conditions of Approval and those conditions approved with Tentative Tract Map No. 31920 shall be reproduced on subsequent building plans prior to issuance of building permit.
27. Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place Sunday or any Legal Holidays.
28. The applicant shall place a weatherproof 3' x 3' sign at the entrance to the project site identifying the approved days and hours of construction activity and a statement that complaints regarding the operation can be lodged with the City of Lake Elsinore Code Enforcement Division (951) 674-3124.
29. The Homeowner's Association shall maintain all project improvements and facilities, including the landscaping, perimeter walls, park facilities, and drainage improvements.
30. The developer shall comply with all of the terms and conditions of that certain First Amended and Restated Development Agreement Between the City of Lake Elsinore and Laing-CP Lake Elsinore LLC" which recorded on December 17, 2004 in the Official Records of Riverside County, California as Instrument No. 1001282 and the First Operating Memorandum of Understanding dated November 23, 2010 by and between the City and McMillin Summerly, LLC, the successor in interest to Laing, including without limitation the requirements of Section 12.10 relating to the provision of affordable housing or (at the election of the developer) payment of an Affordable Housing Fee in the amount of One Dollar and Thirty Cents (\$1.30) per square foot of assessable space.
31. The applicant shall provide all prospective home buyers and home owners a written disclosure statement identifying that the project is located within an active recreation area. Such activities will include, but are not limited to sporting activities, water sport and recreation activities, off road racing, sky diving, hang gliding, etc. Said written disclosure statements shall indicate that such recreation activities will include, but are not limited to noise impacts, excessive lighting and dust.

BUILDING DIVISION

General Conditions

32. 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.

33. Compliance with Code. All design components shall comply with applicable provisions of the 2013 edition of the California Building, Plumbing and Mechanical Codes: 2013 California Electrical Code; California Administrative Code, 2013 California Energy Codes, 2013 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
34. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2013 California Green Building Standards.
35. 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.
36. 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.
37. 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.
38. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
39. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
40. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits.
41. 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

42. 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 1207, of the 2013 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)

43. 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.
44. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project.

Prior to Issuance of Building Permit(s)

45. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans.

Prior to Beginning of Construction

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

ENGINEERING DIVISION

General Requirements

47. This project shall comply with the applicable Conditions of Approval of Tentative Tract 31920 as approved by City Council on July 27, 2004.
48. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the property owner or his agent. All overhead utilities shall be undergrounded.
49. All slopes, open space, community walls and landscaping except for public parks, school property and flood control district facilities shall be maintained by the property owner or property owner's association or another maintenance entity approved by the City Council.

50. Community walls will be located on Homeowner's Association lots.
51. 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.
52. Developer shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and or diversion of drainage.
53. No building will be allowed in drainage easements. Drainage easements will be kept free and clear.
54. 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.
55. All required grading and improvement plans, soils, geology, hydrology and hydraulic, and seismic reports shall be prepared by a Registered Civil Engineer.
56. 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.

Fees

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

Flood Plain

58. Meet all requirements of LEMC 15.68 and 15.64 regarding floodplain management and flood hazard regulations. Finish floor elevation of all buildings shall be a minimum of 1267 ft.
59. The developer shall provide written, signed and sealed certification from a registered Civil Engineer or licensed Land Surveyor that the finished floor of each structure is at or above the elevation of 1267 ft.
60. The current LOMR information shall be shown on the grading plans.
61. A copy of the approved LOMR-F should be provided to each homeowner.
62. Projects in the back basin shall comply with the special conditions to Permit No. 88-00215-00-RRS (Lake Elsinore Management Project)

Storm Water Management / Pollutant Prevention

63. The developer shall obtain and maintain coverage under the General Permit – Construction. A copy of the Change of Information (COI) and/or NOI shall be submitted to the Engineering Division prior to permit issuance. A SWPPP shall be prepared, implemented and maintained onsite to provide erosion control measures and best management practices (BMP's) throughout all phases of construction.
64. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker to prevent illegal dumping in the storm drain system.
65. The developer shall submit an amendment to the Master Water Quality Management Plan (WQMP). The requirements of the WQMP Amendment may affect the overall layout of the project. Therefore, WQMP submittal should be during the initial process of the project. The final WQMP Amendment must be approved prior to grading permit issuance.
66. DURING CONSTRUCTION, NPDES education guidelines and Best Management Practices (BMPs) shall be posted to inform users of this development of environmental awareness and good housekeeping practices that contribute to protection of storm water quality and meet the goals of the BMPs of the Riverside County NPDES Drainage Area Management Plan.

Improvements

67. An Encroachment Permit shall be obtained prior to any work on City and/or State right-of-way. The developer shall submit the permit application, required fees and documents prior to issuance.
68. Applicant to provide to the City a video record of the condition of all public City roads being used for construction. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.
69. Sight distance into and out of the project location shall comply with CALTRANS Standards.
70. All landscaping and fencing at intersections shall meet City Sight Distance Standards.
71. Roof drains shall drain to a landscaped area.
72. The developer shall install permanent bench marks per City of Lake Elsinore Standards and at locations to be determined by City Engineer.
73. If existing improvements are to be modified, the existing improvement plans on file shall be modified accordingly and approved by the City Engineer prior to issuance of building permit.

74. 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 is exceeded, drainage facilities shall be provided.
75. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.
76. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
77. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
78. All Public Works requirements shall be constructed and complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) and Lake Elsinore Public Works Standard Plans.
79. The developer shall install blue dot markers in the roadway at a right angle to Fire Hydrant locations per Lake Elsinore Standards.
80. The developer shall provide signing and striping plans for the required improvements of this project.

Grading

81. Grading plans shall reference NAVD 88 datum and elevations. The current LOMR information shall be placed on the plans for easy reference.
82. Prior to commencement of grading operations, developer is to provide to the City with a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to the review and approval of the City Engineer. Haul route shall be submitted prior to issuance of a grading permit. Export sites located within the Lake Elsinore City limits must have an active grading permit. Hauling of over 5,000 cy subject to City Council approval (LEMC 15.72.065). Costs incurred by City in conjunction with approval of the haul route shall be paid by the applicant.
83. The project shall comply with CBC 1804.3 site grading requirements.
84. Applicant to provide to the City a video record of the condition of all proposed public City haul roads. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.

85. A grading plan signed and stamped by a California Registered Civil Engineer shall be submitted for City review and approval for all addition and/or movement of soil (grading) on the site. The plan shall include separate sheets for erosion control, haul route and traffic control. The grading submittal shall include all supporting documentation and be prepared using City standard title block, standard drawings and design manual (available at www.lake-elsinore.org).
86. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern.
87. If the grading plan identifies alterations in the existing drainage patterns as they exit the site, a Hydrology and Hydraulic Report for review and approval by City Engineer shall be required prior to issuance of grading permits. All grading that modifies the existing flow patterns and/or topography shall be approved by the City Engineer.
88. 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).
89. 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.
90. Developer shall execute and submit grading and erosion control agreement, post grading security and pay permit fees as a condition of grading permit issuance.
91. Developer shall pay all grading permit applicable processing, permit, security and development fees including those fees identified in an applicable development agreement.

Prior to Issuance of Building Permit

92. The final map shall be approved and recorded prior to building permit issuance.
93. Final map shall be approved and recorded.
94. Provide final soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.
95. 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.
96. All internal street improvement and signing and striping plans shall be completed and approved by the City Engineer.
97. The developer shall pay all Capital Improvement TIF and Plan Check fees (LEMC 16.34).

Prior to Occupancy

98. All signing and striping and traffic control devices for the required improvements internal to TR 31920-10 shall be installed.
99. All public improvements internal to TR 31920-10 shall be completed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer. Acceptance of public improvements can be requested once all construction of homes has ended.
100. Any damage to existing landscape easement areas due to project construction shall be repaired or replaced at no cost to the City.
101. Any damage to existing asphalt streets, concrete sidewalks, curbs, gutters and driveways will be repaired to the satisfaction of the City Engineer prior to tract final.
102. 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.
103. Final soil report showing compliance with recommendations, compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½ x 11" mylar) shall be submitted in .tif format on CD to the Engineering Division before final inspection will be scheduled.
104. In the event of damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
105. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, developer shall:
 - Demonstrate that all structural BMPs required for TR 31920-10 have been constructed, installed and are functioning in conformance with approved plans and specifications and the WQMP;
 - Demonstrate that they are prepared to implement all non-structural BMPs required for TR 31920-10 included in the conditions of approval or building/grading permit conditions;
 - Demonstrate that an adequate number of copies of the approved project specific TR 31920-10 Amendment to the WQMP are available for the future owners/occupants; and
 - The developer shall provide all education guidelines for Water Quality Management Practices to the separate owners of the development, regarding the environmental awareness on good housekeeping practices that contribute to protection of storm water quality and meet the goals of the approved WQMP in the Riverside County NPDES Drainage Area Management Plan. Contact the City NPDES Coordinator for handout/guideline information.
106. The property owner shall execute and cause to be recorded an Operations and Maintenance Agreement in the form provided by the City to inform future property owners of the requirement to implement the approved final project-specific WQMP.

107. As-built plans for all approved plan sets shall be submitted for review and approval by the City. The developer/developer/owner is responsible for revising the original mylar plans.
108. The approved, revised plans and Final recorded map(s) shall be provided to the City on a CD/DVD in .tif format and as GIS Shape files of all final maps and street and storm drain plans. *ALL DATA MUST BE IN projected Coordinate System: NAD 83 State Plane California Zone VI U.S. Fleet.
109. All final studies and reports shall be submitted in .tif format on a CD/DVD. Studies and reports include, Soils, Seismic, Hydrology, Hydraulics, Grading, WQMP, etc.

CITY OF LAKE ELSINORE FIRE MARSHALL

General Conditions

110. **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.
111. **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.
112. **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").
113. **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.
114. **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.
115. **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.
116. **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

117. **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.
118. **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.
119. **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

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

MITIGATION MONITORING AND REPORTING PROGRAM

121. The Mitigation Monitoring & Reporting Program ((MMRP) for (EIR or MND), which was adopted for Tentative Tract Map No. 31920.