

CONDITIONS OF APPROVAL
03/13/18

RESOLUTIONS:

PROJECT NUMBER: VTTM 35773

PROJECT NAME:

PROJECT LOCATION:

APPROVAL DATE:

EXPIRATION DATE:

General Conditions

1. Vesting Tentative Tract Map No. 35773 will expire two years from date of approval unless within that period of time a Final Map has been filed 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. The vesting date for VTTM 35773 is March 1, 2018.
2. Vesting Tentative Tract Map No. 35773 shall comply with the State of California Subdivision Map Act and applicable requirements contained in the Murdock Alberhill Ranch Specific Plan document and the Lake Elsinore Municipal Code (LEMC) in effect on the date of approval of VTTM 35773, unless modified by approved Conditions of Approval.
3. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and Consultants agents (collectively referred to individually and collectively as "Indemnities") from any claim, action, or proceeding to attack, set aside, void, or annul an approval by Indemnitees concerning approval of the project, 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 Indemnities and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnities 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.
4. 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.

5. Within 30 days of project approval, the applicant shall sign and return the final Conditions of Approval to the Community Development Department for inclusion in the case records.

FEES

6. The applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of each building permit.
7. The developer shall pay all Development Impact Fees, Plan Check and Permit fees (LEMC 16.34), except that the developer shall be exempt from the payment of City Affordable Housing In Lieu Fees and City mandated affordability covenants and restrictions recorded against new dwelling units within VTTM 35773. Applicable Development Impact Fees include: Traffic Infrastructure Fee (TIF), Transportation Uniform Mitigation Fee (TUMF) (If applicable), and Area Drainage Fee.
8. Mitigation Fees will be assessed at the prevalent rate at time of payment in full.
9. Prior to the issuance of any residential building permit within VTTM 35773, the developer shall pay to City an "Alberhill Park Fee" in an amount equal to \$2.00 per square foot of assessable space. "Assessable space" means all of the square footage within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, detached accessory structure or similar area. The amount of square footage within the perimeter of a residential structure shall be calculated by the City's building department in accordance with the City's standard practice of calculating structural perimeters. The Alberhill Park Fee shall be deposited by City in a segregated account (the "Alberhill Park Fund") and shall be used to fund the improvements to the 45.9 acre Regional Sports Park within the Alberhill Villages project, as more particularly set forth in Section 2.6 of the Development Agreement By and Between the City of Lake Elsinore and Pacific Clay products, Inc. Regarding the Development Known as Alberhill Villages dated as of February 28, 2017. The developer shall be exempt from all other park fees and requirements. The payment of Alberhill Park Fees as set forth above and developers dedication and buildout of the passive public park (Lot "H") as shown on VTTM 35773 shall satisfy all park dedication, park development, open space and recreation requirements and associated fees for all of VTTM 35773, including without limitation all requirements under the Quimby Act (codified at California Government Code § 66477) and all local ordinances relating thereto, and including all dedication, development, improvement, in-lieu fees (including City Park Capital Improvement Fund Fees), and all other park, open space and recreation requirements. City shall not require Owner to dedicate or improve any other land or pay any other fee for or relating to parks, open space or recreation within VTTM 35773.
10. Prior to the recordation of the Final Map, the Applicaant shall submit a revised map that demonstrates lot 252 has been redesigned to meet the minimum requirements of the Murdoch Alberhill Specific Plan.

MITIGATION MONITORING AND REPORTING PROGRAM

11. The applicant shall implement those mitigation measures identified in the 1989 Final Murdock Alberhill Ranch Specific Plan EIR and the Addendum #2 to the Final Murdock Alberhill Ranch Specific Plan EIR.

Engineering

Prior to Final Tract Map Approval

13. All lots shall comply with applicable standards contained in the Murdock Alberhill Ranch Specific Plan document, LEMC, or Zoning Code.
14. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
15. Street names within the subdivision shall be approved by the Community Development Director or Designee.
16. All of the improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.

Prior to Design Review Approval

18. All future structural development associated with the Murdock Alberhill Ranch Specific Plan and VTTM No. 35773, including building designs, landscaping improvements, site plans, etc. require separate Design Review approval.

Prior to Grading Permit Issuance

19. The applicant shall obtain all necessary State and Federal permits, approvals, or other entitlements, where applicable, prior to each phase of development of the project.
20. Prior to the issuance of any grading permits, the applicant shall submit a final grading plan, subject to all requirements of the City Grading Ordinance to the City Engineer for approval. Said grading plan shall address those grading standards and guidelines contained in the Murdock Alberhill Ranch Specific Plan document.
21. Grading shall not be permitted outside the area of the designated project boundary unless appropriate approvals have been obtained.
22. Grading easements shall be coordinated with affected property owners.
23. Prior to issuance of a grading permit, grading and construction plans shall incorporate erosion control measures.
24. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than 60 feet shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100 percent for material and labor for one year for erosion control landscaping at the time the site is rough graded.

Prior to Building Permit Issuance

25. Prior to approval of the Final Map, Parcel Map, Residential Design Review, or Conditional
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Applicants Initials: _____

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 or current Community Facilities District in place at the time of annexation 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 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.

26. 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) 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.

The applicant may propose alternative financing mechanisms 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 in lieu of creating/annexing into a district.

27. Prior to approval of the Final Map or if deemed appropriate by Community Development Director, or their designee, prior to issuance of building permit, the applicant shall initiate and complete the formation of a Homeowner's Association, approved by the City, recorded, and in place or annexation into existing Alberhill Ranch HOA. All Association documents shall be approved by City Planning and Engineering and the City Attorney and recorded, such as the Articles of Incorporation for the Association; and Covenants, Conditions and Restrictions (CC&Rs). At a minimum, the CC&Rs shall include language to ensure the following conditions:

- The HOA shall maintain landscaping along parkways and project streets, recreational areas, walkways, and drainage easements along private streets shown within VTTM 35773.
- The HOA shall maintain all private streets, entry gates, walls, and monumentation.

28. 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.

29. 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.
30. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVMWD).
31. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
32. The applicant shall provide connection to public sewer for each lot within any subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.
33. The applicant (master developer) shall prepare a Community-Wide Wall Plan for the entire VTTM No. 35773 area.
34. Prior to issuance of building permits for each future tract, the applicant (merchant builder) for each individual tract shall prepare a Final Wall and Fence Plan addressing the following:
 - Show that a masonry or decorative block wall will be constructed along all boundaries for the particular tract.
 - Show materials, colors, and heights of side yard fences for proposed lots.
 - Show that all front return walls shall be decorative masonry block walls. Front return wood fences shall not be permitted.
 - Show that side walls for corner lots shall be decorative masonry block walls.
37. The applicant shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the applicant and/or the HOA. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
38. The applicant shall meet all requirements of the providing electric utility company.
39. The applicant shall meet all requirements of the providing gas utility company.
40. The applicant shall meet all requirements of the providing telephone utility company.
41. A bond is required guaranteeing the removal of all trailers used during construction.
42. Future signage requires a permit and shall be subject to Planning Division review and approval prior to installation.

ENGINEERING DIVISION

43. 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.
44. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26). The applicant shall pay the City's traffic mitigation fee of \$1,197 per unit at building permit. In addition, at final map, the applicant shall pay drainage fees in the amount of \$5,380 per gross acre for Nichols St. SW Distr. or \$3,850 per gross acre for Alberhill District provided, however, that in the event the City hereafter adopts an ordinance approving a consolidation of drainage areas which include the Nichols St. SW District and/or Alberhill District, drainage fees shall be adjusted in accordance with such adopted ordinance.
45. Submit a "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. Submit this letter prior to final map approval.
46. Construct all public works improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34).
47. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34).
48. 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.
49. Desirable design grade for local streets should not exceed 9.5%. Short segments of design grades of local streets of greater than 9.5% and less than 12% shall be allowed and subject to the approval of the City Engineer. The maximum grade of 15% should only be used because of design constraints.
50. All "T" Intersections shall have stop or yield signs.
51. A striping plan shall be submitted and approved by the City's Traffic Engineer.
52. Nichols Road shall have a 120 ft. right-of-way, 96 ft. curb to curb and a 14 ft. raised landscaped median. (See COA No. 107)
53. Lake Street shall have a 120 ft. right-of-way, 96 ft. curb to curb and a 14 ft. raised landscaped median. (See COA No. 107)
54. Dual lefts may be required on Lake St. at Nichols Road, this section of Lake St. shall have the R/W increased 12 ft. with appropriate tapers installed.
55. Provide an in-lieu fee of \$ 87,360.00 for half the landscaping in a raised landscaped median for Lake St. and Nichols Road or install median landscaping per plans approved by the City Engineer or Community Development Director.
56. Pay all fees and meet requirements of encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-

78).

57. 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.
58. The applicant shall install three (3) permanent benchmarks to Riverside County Standards and at a location to be determined by City Engineer.
59. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
60. 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.
61. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
62. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
63. Applicant's contractor shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval or City issuing an encroachment permit.
64. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
65. At Certificate of Occupancy, all improvement plans and tract maps shall be provided in digital format compatible with City's ARC Info/GIS.
66. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
67. Apply and obtain a precise grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. 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.
68. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
69. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
70. 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 ft. in height shall be contoured.
71. Individual lot drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.

72. On-site drainage facilities located outside of road right-of-way should be contained within drainage easements shown on the final map. A note should be added to the final map stating: "Drainage easements shall be kept free of buildings and obstructions."
73. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
74. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer and the Riverside County Flood Control District prior to approval of final map. Developer shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
75. All drainage facilities greater than 36 inches in diameter shall be designed and constructed to Riverside County Flood Control District Standards.
76. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
77. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area whenever feasible.
78. 10 year storm runoff should be contained within the curb and the 100 year storm runoff should be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities should be installed.
79. Any concentration or diversion of drainage which increases flow from the pre-construction conditions requires a drainage acceptance letter from the downstream property owners for outletting the proposed stormwater run-off on private property.
80. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.

Stormwater Management / Pollutant Prevention / NPDES

Design

81. The project is responsible for complying with the Santa Ana Region NPDES Permits in effect at the time of discretionary review as warranted based on the nature of development and/or activity. These Permits include:
 - a. General Permit -Construction
 - b. MS4
 - c. DeMinimus Discharge
82. 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.E.3, and XII.E.7)
 - a. Preventatives measures (these are mostly non-structural measures, e.g., preservation of natural features to a level consistent with the MEP standard;

minimization of Urban Runoff through clustering, reducing impervious areas, etc.)

- b. The Project shall infiltrate, harvest and use, evapotranspire and/or bio-treat the Design Capture Volume (DCV).
 - c. The project shall implement LID practices that treat the 85th percentile storm.
 - d. The Project shall consider a properly engineered and maintained bio-treatment system only if infiltration and evapotranspiration cannot be feasibly implemented at the project site.
 - e. Any portion of the DCV that is not infiltrated, evapo-transpired, and/or bio-treated shall be treated and discharged in accordance with the requirements set forth in Section XII.G.
83. A Storm Water Pollution Prevention Plan (SWPPP) (as required by the NPDES General Construction permit) and a Water Quality Management Plan (WQMP) for post construction are required for this project.
84. The Preliminary WQMP shall be approved prior to Planning Commission approval.
85. The Project shall consider a properly engineered and maintained bio-treatment system
86. Project hardscape areas and roof drains shall be designed and constructed to provide for drainage into adjacent landscape.
87. 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, channels and minimize significant impacts from urban runoff.
88. CEQA – 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.
89. The project shall complete and submit for review and approval to the Engineering Division a final WQMP, incorporating the LID Principles and Stormwater BMPs committed to in the preliminary Project-Specific WQMP (approved during entitlement). The final WQMP shall be approved prior to approval of rough or precise grading plans and/or issuance of any grading or building permit.
90. The project shall prepare the City format Operation and Maintenance Agreement (O&M) Plan or CC&R's that (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMPs (4) provide for annual certification of water quality facilities by a registered civil engineer. The City format shall be used.

Construction

91. Prior to weed abatement activity, grading or building permit the applicant 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 letter of notification of the issuance of a Waste Discharge Identification (WDID) number or other proof of filing to the satisfaction of the City Engineer.
92. Erosion & Sediment Control - Prior to the issuance of any grading or building permit or weed abatement activity, 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 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.

Post Construction

93. 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 drain system.
94. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits to include:
 1. Using City's form, provide signed, sealed certification from the engineer of work to demonstrate that all structural Best Management Practices (BMP's) described in the BMP Exhibit from the project's approved WQMP have been implemented, constructed and installed in conformance with approved plans and specifications.
 2. Demonstrate that the project has complied with all non-structural BMPs described in the project's WQMP.
 3. Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan attached) are available for each of the initial occupants or HOA as appropriate.
 4. 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 C of O will be considered in lieu of a Special Investigation by the City.
 5. Provide a recorded copy of one of the following:
 - a. CC&R's (they must incorporate the approved WQMP and O&M Plan) for the project's Home Owners Association; or
 - b. The final approved Water Quality Management Plan and Operations and Maintenance Plan using the City form.
 - c. Provide the City with a digital/.pdf copy of the final as built WQMP.

95. VTTM 35773 shows eight (8) phases of development and Developer shall bond for public improvements for each Phase as approved by the City Engineer. Revisions to phasing shall be approved by the City Engineer prior to the filing of a phased final map.
96. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
97. 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.
98. 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 stormwater quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
99. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
100. No residential lot shall front and access shall be restricted on Nichols Road and Lake Street and so noted on the final map.
101. If right-of-way is abandoned as part of this development, then adjacent property affected by the abandonments must still have access to public maintained right-of-way.
102. Applicant shall record CC & R's for the tract prohibiting on-street storage of boats, motorhomes, trailer, and trucks over one-ton capacity, roof mounted or front yard microwave satellite antennas. The CC & R's shall be approved by the Community Development Director prior to recordation of final map.
103. Applicant shall provide a homeowner's association with CC & R's for maintenance of the open space.
104. Developer shall provide an approved open space easement dedicated to the HOA for the tracts' open space with a fuel modification zone for a firebreak to be maintained by a homeowner's association.
105. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way will be owned and maintained by either a homeowner's association or private property owner.
106. 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 during cleaning, demolition, clear and grubbin1g or all other phases of construction.

107. The mitigation measures noted in the 2004 Urban Crossroads traffic study from page 1-5 through page 1-13 and the 2011 LLG Engineers traffic study pages 21 & 22 and Figure 8-1 shall be incorporated into these conditions and are modified, refined, corrected and/or added as set forth below. Any request to modify this condition of approval 107 (formally Condition of Approval 102 for VTTM 30836 and 35773), including without limitation the C of O threshold for each Phase improvement shall be presented to the City Council for consideration and shall be effective only upon approval by the City Council. The C of O threshold so stated within Condition of Approval 107 is based on the cumulative total of C of O's of VTTM 28214 and 35773.

- Nichols Road from Lake Street to Terra Cotta, construct at ultimate half section by the 464th C of O of Phase 2. For clarification- Construct Nichols Road from Lake Street to Terra Cotta Road at its ultimate half-width section as a Major (and dedicate off-set for a 120' ROW). Includes WB left turn lane on Terra Cotta, WB thru lane, and EB single lane left turn/thru lane 8/23/11 REVISED COA: Construct interim 2-lane road including interim drainage improvements and pedestrian/bike path by the 464th C of O – "Condition Satisfied". Build ultimate half width from Lake to east side of Tract 30836 by 1612th C of O.
- Developer shall work with the City on a design to realign Collier Avenue at Nichols Road to the west away from the freeway allowing more storage for entry to the freeway ramps.
- Nichols Road and the northbound I-15 ramps, construct a traffic signal by the 464th C of O. 8/23/11 REVISED COA: Install signal and additional lane to offramp by 1200th C of O.
- Nichols Road and the southbound I-15 ramps, construct a traffic signal by the 464th C of O. 8/23/11 REVISED COA: Install signal and additional lane to offramp by 1200th C of O.
- Install pedestrian walkway along southerly side of Nichols Road from Terra Cotta Road to "A" Street in Tract 30836 as soon as Nichols is extended to Tract 30836. 8/23/11 REVISED COA: Construct sidewalk along Nichols Road by 1st C of O of Tract 35773.
- Collier Avenue and Nichols Road, construct intersection improvements by the 650th C of O. For clarification-Traffic Signal and WB turn lane 8/23/11 REVISED COA: Provide exclusive westbound left turn and northbound left and right turn lanes by 464th C of O - "Condition Satisfied". Install signal in conjunction with bridge connection by project build out.

FIRE DIVISION

GENERAL CONDITIONS

108. **Riverside County Fire Department at Lake Elsinore Office of the Fire Marshal Responsibility-** It is the responsibility of the recipient of these Fire Department conditions

to forward them to all interested parties. The permit number **(as it is noted above)** is required on all correspondence.

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. 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.

109. **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.
110. **Minimum Hydrant Fire Flow-** Minimum required fire flow shall be 1,000 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.
111. **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 measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant (s) in the system
112. **Hazardous Fire Area-** The proposed project is located in a high or very high fire zone as adopted in the Lake Elsinore Municipal Code. The project shall adhere to all high fire requirements as prescribed in the Title 24 Codes, any applicable state and local codes pertaining to high fire. The structures shall comply with Chapter 7A of the Building Code and or Section R327 of the California Residential Code. Roofing Materials shall be classified at not less than class "A".
113. **Fuel modification Plan-** Fuel modification plans shall be provided to the Lake Elsinore Fire Protection Planning office. Plans shall include fuels modeling and comprehensive details with regard to the vegetation management plan. The fuels modification zone shall be designed in manner, which meet minimum code provisions subject to the approval of the Fire Marshal.

ANY HABITAT CONSERVATION ISSUES AFFECTING THE IMPLEMENTATION OF THIS FUEL MODIFICATION PLAN SHALL BE COORDINATED WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY PRIOR TO THE LAND DEDICATION.

If necessary, Final Maps shall be revised in a manner which is in substantial conformance with VTTM 35773, to include fuel modification zones within such mapped areas, in accordance with the fuel modification plans which are approved by the Lake Elsinore Fire Protection Planning Office.

114. **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.

PRIOR TO BUILDING PERMIT ISSUANCE

115. **Water System Plans-** Applicant and/or developer shall submit 2 sets of water system plans to the Fire Department for review. The 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.
116. **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 said 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

117. **Residential Fire Sprinkler Systems for Single family Homes -** 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.

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: _____