

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32129
A subdivision of 10.8+ acres into 27 residential lots and seven (7) open space lots
APNs 347-110-021 and a portion of -022

THREE-YEAR FINAL EXTENSION OF TIME UNTIL OCTOBER 12, 2019

Revised by Planning Commission, November 6, 2018

PLANNING DIVISION

1. Tentative Tract Map No. 32129 will expire on October 12, 2019, based upon an original approval date of October 12, 2004 unless within that period of time a final map has been filed with the County Recorder.
2. Tentative Tract Map No. 32129 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code unless modified by these Conditions of Approval.
3. 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 attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards or legislative body concerning Tentative Tract Map No. 32129.
4. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department prior to setting the Request for **Variance** for public hearing before the **Planning Commission** for inclusion in the case records.
5. The applicant shall provide to the Community Development Director within 30 days of approval, a final approved version of the project in digitized format.

Prior to Final Tract Map

6. Lot "P" of recorded Tract Map No. 30698 shall be deeded to the ownership of Tentative Tract Map No. 32129 prior to the submittal of a final map for TTM 32129. The Final Map for TTM 32129 shall subdivide the deeded triangle into two legal lots, one lot identified as Lot 27, and the other lot identified as Lot "E."
 - a. The boundary of Lot 27 on the Final Map will generally resemble the drawing noted in the casefile as "Conceptual Lot 27 Boundaries." Sloped areas shall be placed within open space Lot "E" to ensure maintenance by HOA.
 - b. Access to open space lots shall be clearly identified on the Final Map.
 - c. Lot 27 shall include access to a public right-of-way.
7. The applicant shall comply with all Conditions of Approval prepared by the Riverside County Fire Department as listed in their transmittal dated March 11, 2004 attached.
8. All lots shall comply with minimum standards of the R1 Single Family Residential zone. However, with the approval of Variance 2018-01, the following standards shall apply:

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- a. Variance 2018-01 relieves the developer from the required 6,000 square foot minimum lot size as specified in the Revised Lot Summary Table attached and referenced as Exhibit "D."
 - b. Variance 2018-01 relieves the developer from the required minimum street frontage of 60-feet (65-feet for corner lots) as specified in the Revised Lot Summary Table attached and referenced as Exhibit "D."
- 9. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
 - 10. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
 - 11. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
 - 12. The applicant shall comply with the Mitigation Monitoring Program prepared for Mitigated Negative Declaration No. 2004-05.

The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.

- 13. The applicant shall initiate and complete the formation of a homeowners' association ("HOA"), approved by the City, recorded and in place. All HOA documents shall be reviewed and approved by the City and recorded, such as the Articles of Incorporation and Covenants, Conditions and Restrictions (CC & R's). The HOA shall be responsible for the maintenance of all open space areas, natural slopes, drainage basins (if any), maintenance easement areas, all graded slopes abutting public street rights-of-way within private lots, and all private streets (if any).
 - a. In the event that the HOA fails to meet its responsibilities with regards to the maintenance of open space areas, the Lighting, Landscaping and Maintenance District shall automatically provide such maintenance and assess the individual property owners for such service.
 - b. The developer shall provide landscaped areas on both sides of any access roadways within the tract, and the landscaped areas shall be maintained by the HOA.
 - c. Every effort by the applicant shall be made to annex into an existing homeowners' association, before initiating the formation of an independent HOA.

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14. The Final Map shall identify downslopes adjacent to streets as HOA Maintenance Easements. All HOA Maintenance Easements shall be planted, irrigated and maintained by the HOA.
15. All lettered lots shall be owned and maintained by the HOA or other entity approved by the Community Development Director, and so noted on the Final Map.
16. Contingent Special Tax Obligation: In connection with the formation of the HOA as provided in Condition of Approval #12 and prior to approval of the Final Map, Parcel Map, Residential Design Review, Conditional Use Permit or building permit (as applicable), the applicant shall apply for formation of a Community Facilities District to offset the potential annual negative fiscal impacts should the HOA default in its obligation to maintain any public facilities or public improvements as provided herein. Such formation will typically also include the provision for the levy of a special tax for purposes of repayment of bonded indebtedness, the proceeds of which will generally be available for reimbursement of the cost of public improvements incurred by the applicant. A default by the HOA shall be deemed to occur if:
 - (i) the HOA files for bankruptcy;
 - (ii) the HOA is dissolved;
 - (iii) the HOA ceases to levy annual assessments for the maintenance of the improvements described above; or
 - (iv) the HOA fails to maintain such improvements at the same level as the City maintains similar improvements throughout the City and within ninety (90) days after written notice from the City, or such longer period permitted by the City Manager, fails to remedy such maintenance deficiency to the reasonable satisfaction of the City Council.

The formation of a Community Facilities District under the Mello-Roos Act will include the authorization to levy of a special tax (generally designated as the "Special Tax B (Contingent)") in the event that the HOA defaults.

The services which may be funded with proceeds of Special Tax B (Contingent) shall be as provided by Section 53313 of the Mello Roos Act and will include all costs attributable to maintaining, servicing, repairing and/or replacing all public improvements to which the HOA has a duty to maintain as provided in these Conditions of Approval. In addition to payment of the cost and expense of the forgoing services, proceeds of Special Tax (Contingent) may be expended to pay reasonable "administrative expenses."

Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project. Applicant shall make a \$7,500 non-refundable deposit to cover the cost of the formation or other mitigation process, as

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applicable. Contact City of Lake Elsinore Administrative Services Department at JSimpson@lake-elsinore.org. The method used to satisfy this condition shall be written into the Covenants, Conditions and Restrictions (CC&Rs) adopted for this subdivision, and distributed to all HOA residential members.

The foregoing Condition regarding the Special Tax B (Contingent) shall be waived if, prior to the commencement of construction, the applicant satisfies Condition of Approval #12 by causing the 27 lots created by TTM 32129 to be annexed into the adjacent project's homeowners' association.

Prior to Grading and Building Permits:

17. Construction shall be restricted until adjacent subdivisions have developed or the applicant obtains arrangements with adjacent property owners to provide fuel modification zones for this project.
18. 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 by using accepted techniques. Interim erosion control measures shall be provided 30 days after the site's rough grading, as approved by the City Engineer.
19. The City's Noise Ordinance shall be met during all site preparation activity. Site preparation and construction activity shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays. Only finish work and similar interior construction may be conducted on Saturdays, and may commence no earlier than 8:00 a.m., and shall cease no later than 4:00 p.m.
20. 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 construction activity can be lodged with the City's Code Enforcement Division at (951) 674-3124.
21. Upon violation by applicant of the City's Noise Ordinance or Condition of Approval #15, applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and Condition of Approval #14. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.

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22. The applicant shall comply with all Municipal Code provisions regarding construction debris removal and recycling as set forth in Chapter 14.12 (Construction and Demolition Waste Management) of the Lake Elsinore Municipal Code.
23. Prior to the issuance of any grading or construction permit for the project or any stockpiling of soil/materials on the project site, the project applicant shall ensure that pre-construction presence/absence surveys for burrowing owl will be conducted onsite and within a 150-meter buffer according to the methods described in the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Conservation Plan. The protocol consists of four site visits conducted during the burrowing owl breeding season (March 1 – August 31). If burrowing owls are observed or detected through presence of sign (whitewash, feathers, vocalizations, decorated burrows, etc.) the applicant shall notify the California Department of Fish and Wildlife and the City of Lake Elsinore Planning Division within 24 hours of the observation/detection. A report detailing the methods and results of the focused surveys shall be prepared and submitted to the City of Lake Elsinore Planning Division, the Riverside County Environmental Programs Department and the Regional Conservation Authority Monitoring Program Administrator.
24. Applicant shall pay all applicable permit application and Engineering assessed fees, including without limitation plan-check and construction inspection fees, at the prevalent rate at time of payment in full.
25. Applicant shall pay all applicable Mitigation and Development Impact Fees at the prevalent rate at time of payment in full. Mitigation and Development Impact Fees include without limitation, Library Mitigation Fees, Park Capital Improvement Fees, Storm Drain Improvement and Drainage District Fees, TIF, TUMF, City Hall and Public Works Facilities Fees, Community Center Facilities Fees, Lakeside Facilities Fees, Animal Shelter Facilities Fees, Fire Facilities Fees, MSHCP, Stephen's Kangaroo Rat Habitat.
26. The applicant shall comply with the requirements of the Lake Elsinore Unified School District under the provisions of SB 50, wherein the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District.
27. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD. The applicant shall meet all EVMWD requirements, plan submittal procedures, and incorporate District standards.
28. All storm drains are to be maintained in accordance with the cooperative agreement with

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the Riverside County Flood Control and Water Conservation District.

- a. The HOA shall maintain water quality basins, landscaping, and open space drainage.
29. The developer 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 developer and/or the HOA until streets are accepted by the City. Said plans shall be approved by the City and shall be installed in accordance with City Standards.
30. The applicant shall meet all requirements of the providing electric utility company.
31. The applicant shall meet all requirements of the providing gas utility company.
32. The applicant shall meet all requirements of the providing telephone utility company.
33. A bond is required guaranteeing the removal of all trailers used during construction. A cash bond of \$1,000 is required for each construction or sales trailer used during construction. Bonds will be released after removal of each trailer, subject to the approval of the Community Development Director or designee.
34. All signage shall be subject to Planning Division review and approval prior to installation.
35. Landscape Plans for the tract shall include vegetative screening of all retention basins.
36. 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 sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

Construction-generated dust and erosion shall be mitigated in accordance with the provisions of the City's 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.

37. Prior to the approval of any final map, the applicant shall submit a phasing plan if multiple final maps are proposed, which show all phasing lines and the primary and

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secondary access for each phase.

Prior to Design Review:

38. All future structural development associated with this map requires separate Design Review approval.
39. Elevation drawings for Design Review shall include 4-sided architectural features, for both the first and second story. The applicant may submit to the Community Development Director or designee, for review and approval, evidence that a particular elevation is hidden from public view and not visible due to elevation changes. In those instances, to be determined by the Community Development Director or designee on a case-by-case basis, this condition may be waived.
40. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer prior to the issuance of a Certificate of Occupancy.
41. A detailed fencing plan shall be required for review and approval during the Design Review process.
42. A detailed phasing plan shall be required for review and approval during the Design Review process.
 - a. Construction phasing plans shall include the location of construction fencing for each phase.
 - b. Construction phasing plans shall indicate primary and secondary access and the location of all utilities for each phase.
 - c. These conditions of approval shall be reproduced on subsequent building plans prior to the issuance of building permits.
 - d. Construction phasing plans shall be designed to avoid construction traffic from entering occupied neighborhoods to the greatest extent possible. For safety purposes construction phasing plans shall also be designed such that new residents can avoid traveling through active construction areas.

ENGINEERING DIVISION

43. Provide permission to construct and permission to drain onto adjacent property from the affected properties, prior to any development plan approval.
- ~~44. Process a lot line adjustment to include the boundaries of Lot 27 into this subdivision. Lot 27 should include access to public right of way.~~

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45. Provide drainage information including outlet details for Lots "C", "D", "E" & "F".
46. Provide permission to construct the termination point of "B" Street. "B" Street shall be barricaded and signed as the temporary end of the street.
47. The final map streets shall reflect a curb to curb width of 40-feet and a clear width of 24-feet. In the event that a curb with of 40-feet and/or a clear width of 24-feet cannot be provided, then the curb on one side of all streets shall be painted red and signed to prohibit parking. Street Improvement Plan design shall meet all requirements and be approved by the City Engineer.
48. Verify that detention and first flush provisions are provided either on-site or accounted for on the adjacent project.
49. Modifications to "J" Street shall require permission from affected property, prior to any improvement plan approval.
50. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to issuance of building permit.
51. 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.
52. Prior to the issuance of building permits, pay all Capital Improvement, TIF, TUMF, Master Drainage Fees and Plan Check fees (LEMC 16.34) at a rate in effect at the time of building permit issuance.
53. Prior to issuance of building permits, a secondary access road to the project shall be construction to fire department standards.
54. 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 issuance of building permit.
55. 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).
56. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to standards as

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provided in LEMC 12.04 and 16.34.

57. Applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to approval of Final Map.
58. Interior streets shall be designed with 9% as the desired grade and intersecting streets shall meet at a maximum grade of 6 %.
59. 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).
60. 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.
61. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
62. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
63. 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 owner's agent.
64. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
65. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
66. 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. This includes No Parking and Street Sweeping Signs for streets within the tract.
67. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
68. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall

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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.

69. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
70. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site or provide documentation from a Professional Geologist or Geotechnical Engineer that this is not required.
71. 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.
72. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer. Haul routes shall be submitted prior to issuance of a grading permit. Hauling in excess of 5,000 cubic yards shall be approved by the City Council (LEMC 15.72.065)
73. Applicant to provide to the City a photographic baseline 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.
74. 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".
75. 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.
76. 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.
77. Any required storm drain larger than 36" shall be plan checked, approved and maintained by Riverside County Flood Control District.

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78. 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.
79. Roof and yard drains shall not be allowed to connect directly through cuts in the street curb. Roof drains should drain to a landscaped area whenever feasible.
80. 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 is exceeded, drainage facilities should be installed.
81. Applicant shall provide the city with proof of having filed a Notice of Intent with the Regional Water Quality Control Board for the National Pollutant Discharge Elimination System (NPDES) program with a storm water pollution prevention 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 including maintenance responsibilities.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design:

82. The project applicant 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:
 - * General Permit -Construction
 - * De Minimus Discharges
 - * MS4
83. The project shall complete and submit for review and approval to the Engineering Division BOTH a preliminary and final WQMP, incorporating the LID Principles and Stormwater BMPs.
84. The preliminary WQMP has been submitted for plan check review and approved on November 9, 2015. The Final WQMP shall be submitted for plan check review and be approved by the City prior to issuance of any permit for construction (i.e. grading, building, etc.) in accordance with State Resources Control Board requirements.
85. Water Quality Facilities that service more than one parcel shall be placed in an easement to provide for maintenance and prevent obstruction.
86. The applicant shall use the Water Quality Management Plan for the Santa Ana Region of Riverside County guidance document and template for WQMP preparation.

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87. WQMP – The Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control identified pollutants of concern. The applicant shall utilize the MS4 Permittee Drainage Area Management Plan (DAMP), Model WQMP, and LID Guidance Manual for reference, and the MS4 Permittee's WQMP template for submittal. This WQMP shall include 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
- * Site design and drainage plan (BMP Exhibit)
- * Vector issues are addressed in the BMP design, operation and maintenance.
- * GIS coordinates for all LID and Treatment Control BMPs

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 significant adverse impacts on downstream erosion and receiving waters, or measures are implemented to mitigate significant adverse impacts to downstream public facilities and water bodies. Design goal to replicate pre-development hydrologic regime.

88. 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)

- * Evaluation of highest and best use for sites discharging to Lake Elsinore.
- * Preventative 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.)
- * The Project shall 'Infiltrate, harvest and use, evapotranspire and/or bio-treat the 85th percentile storm event also known as 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, evapotranspired, and/or biotreated shall be treated and discharged in accordance with the requirements set forth in Section XII.G.

89. Parking lot landscaping shall be designed with concave landscape grading and provide for treatment, retention or infiltration of runoff.

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90. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape and permeable surfaces in low traffic roads and parking lots.
91. 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.
92. 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.
93. 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:

94. A Stormwater Pollution Prevention Plan (SWPPP) is required for this project. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
95. Erosion & Sediment Control - Prior to the issuance of any grading or building permit, 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, California Building Code, and state water quality regulations for grading and construction activities. The Erosion and Sediment Control Plan shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into local drainages or waters by wind, rain, tracking, or dispersion. The plan shall also describe how the project will ensure that all BMPs will be maintained during construction of any future right of ways.

Post Construction:

96. Recorded Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs, and (4) provides for annual certification of water quality facilities by a registered civil engineer and/or the City for a fee if the service is available.
97. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm

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Drain” using the City authorized marker to prevent illegal dumping in the drain system.

98. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, industrial/commercial, MS4, etc. to include:
- * 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.
 - * 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 and operational.
 - * Submit a copy of the fully executed, recorded Operations and Maintenance (O&M) Plan for all structural BMPs.
 - * Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan attached) are available for each of the initial occupants (commercial/industrial) or Owner's Association 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 C of O will be considered in lieu of a Special Investigation by the City.
 - * Provide a recorded copy of one of the following:
 1. CC&R's (they must include the approved WQMP and O&M Plan) for the project's Owners Association.
 2. A water quality implementation agreement with the approved WQMP and O&M Plan attached; or
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. Arrangements shall be made between the City and the applicant for fiscal impacts by the project prior to issuance of the first building permit. The applicant shall participate in a

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A subdivision of 10.8+ acres into 27 residential lots and seven (7) open space lots
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Cost Recovery Program or make other arrangements with the City to offset the annual negative fiscal impacts of the project on public safety and maintenance issues in the City, including city-wide improvements and facilities relating to fire and police protection and maintenance of roadways.

101. 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.

COMMUNITY SERVICES DEPARTMENT

102. Prior to the issuance of building permits, the applicant shall pay park mitigation fees for the project at the rates in effect at the time of payment.
103. The developer shall comply with the City's Franchise Agreement for waste disposal and recycling.

ADMINISTRATIVE SERVICES DEPARTMENT

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

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 \$7,500 non-refundable deposit to cover the cost of the annexation, formation or other mitigation process, as applicable. Contact City of Lake Elsinore Administrative Services Department at JSimpson@lake-elsinore.org.

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

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 public 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,

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including parkways, slopes, open space and public storm drains constructed within the development and federal NPDES requirements (to the extent not required to be maintained by the HOA as provided herein) 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 \$7,500 non-refundable deposit to cover the cost of the annexation, formation or other mitigation process, as applicable. Contact City of Lake Elsinore Administrative Services Department at JSimpson@lake-elsinore.org.

RIVERSIDE COUNTY FIRE DEPARTMENT

106. The Applicant shall comply with all of the attached Riverside County Fire Department conditions and standards.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999

CASE - CITY CASE STATEMENT

DRAFT

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

10.FIRE.999

MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective 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 Department.

10.FIRE.999

MAP*-#16-HYDRANT/SPACING

DRAFT

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#7-ECS-HAZ FIRE AREA

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

50.FIRE.999

MAP*-#43-ECS-ROOFING MATERIAL

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "A" material as per the California

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50. PRIOR TO MAP RECORDATION

50.FIRE.999 MAP*-#43-ECS-ROOFING MATERIAL (cont.) DRAFT
Building Code.

50.FIRE.999 MAP-#004-ECS-FUEL MODIFICATION DRAFT

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE.999 MAP-#46-WATER PLANS DRAFT

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE.999 MAP-#47-SECONDARY ACCESS DRAFT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

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60. PRIOR TO GRADING PRMT ISSUANCE