

CONDITIONS OF APPROVAL

PROJECT: PA 2016-56/RDR 2021-01/VAR 2021-01
PROJECT NAME: Running Deer Estates
PROJECT LOCATION: APNs: 394-120-007, 008, 012, and 013
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2016-56 (Residential Design Review No. 2021-01 and Variance No. 2021-01) proposes the building design and construction of 96 single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements located within Tract Map No. 31957 and a variance for Lot 7 to encroach 5.6 ft. into the required 20 ft. rear yard setback due to site constraints. The project proposes five (5) single-story floor plans ranging in size from 2,012 sq. ft. to 2,481 sq. ft. and three architectural styles. The lot sizes for Tract Map No. 31957 range in size from 6,050 sq. ft. to 16,100 sq. ft. and are 8,162 sq. ft. on average. The project site is located northerly of Lincoln Street and westerly of Mountain Street and Running Deer Road (APNs: 394-120-007, 008, 012, and 013).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of the RDR 2021-01 and VAR 2021-01, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of RDR 2021-01 and VAR 2021-01 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of project approval, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Residential Design Review No. 2021-01, shall lapse and become void two years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the

expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I.1. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Section 17.415.050.I.2 shall run with the land for this two-year period, subject to any approved extensions, and shall continue to be valid upon a change of ownership of the site, which was the subject of the design review application.

5. Variance No. 2021-01, shall lapse and become void two years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the variance 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 variance approval pursuant to subsections (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.080.H.1.b. Notwithstanding conditions to the contrary, a variance granted pursuant to LEMC Section 17.415.080 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 variance application.
6. All Conditions of Approval and Mitigation Measures related to Tract Map No. 31957 Mitigated Negative Declaration No. 2005-06 shall be adhered to.
7. The applicant shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.
8. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department.
9. All future development proposals shall be reviewed by the City on a project by project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
10. Any revisions to approved site plans or building elevations shall be reviewed and approved by the Community Development Director or designee. Materials and colors as depicted in the approved Design Review Package shall be used unless minor modifications are approved by the Community Development Director or designee or major modifications are approved by the Planning Commission.
11. The following architectural details shall be provided:
 - All front fence returns shall be decorative masonry walls. Vinyl or steel (tubular steel) gates are allowed in order to allow access to rear yards.
 - The applicant shall provide four-sided articulation. Architectural enhancements and treatments shall be provided on all residential elevations (front, rear and side) visible from streets and other public views.
 - All fireplaces shall be natural gas fireplaces only. No wood burning fireplaces shall be allowed.
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 area 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 Multiple Species Habitat Conservation Fee (MSHCP) will be due upon issuance of each building permit.
15. The applicant shall pay all applicable fees including park fees.
16. The applicant shall pay all applicable City fees, including but not limited to Development Impact Fees (DIF) per LEMC Section 16.74, at the rate in effect at the time of payment.
17. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

Prior to Issuance of Grading Permits/Building Permits

18. Prior to issuance of building permit, the applicant shall prepare a Final Wall and Fence Plan addressing the following:
 - Show the location of all vinyl or steel (tubular steel) gates placed within the front return walls.
 - Show that sidewalls for corner lots shall be decorative masonry block walls with pilasters.
 - Show that those materials provided along the front elevations (i.e. brick, stone, etc.) will wrap around the side elevation and be flush with the front return walls.
 - Show decorative masonry fencing at tract edges and adjacent to the public right-of-way with a decorative pilaster at every 30 feet
19. Signs are not part of this project approval. All signage shall be subject to Planning Division or Planning Commission review and approval prior to installation.
20. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. The applicant shall place a weatherproof 3' X 3' sign at the entrance to the project site identifying the approved days and hours of construction activity. 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 on Sunday, or any Legal Holidays. The sign shall identify the name and phone number of the development manager to address any complaints.

21. Construction phasing shall be implemented which avoids construction traffic from entering occupied neighborhoods within the tract.
22. A cash bond in the amount of \$1,000 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.
23. A cash bond in the amount of \$1,000 of 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.
24. A cash bond in the amount of \$1,000 of 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.
25. The project shall connect to water and 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.
26. 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 behind fence returns, subject to the approval of the Community Development Director, prior to issuance of building permit.
27. All front yards and side yards on corner lots shall be properly landscaped with automatic (manual or electric) irrigation systems to provide 100 percent planting coverage using a combination of drip and conventional irrigation methods. Prior to issuance of a building permit, one (1) set of the Final Landscaping/Irrigation Detail Plan along with a digital copy (i.e. PDF copy) with appropriate fees shall be submitted for review and approval by the Community Development Director or designee.
 - The applicant shall replace any street trees harmed during construction, in conformance with the City's Street Tree List, at a maximum of 30 feet apart and at least 24-inch box in size.
 - 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 two (2) 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 shall be given to use of Xeriscape or drought resistant plantings with combination drip irrigation system to prevent excessive watering.

- No front-yard grass turf landscaping will be installed.
- 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.
- 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 and shall include one (1) street tree per lot and shall have minimum 5 gallon size shrubs planted on slopes.
- 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.

BUILDING DIVISION

General Conditions

28. 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.
29. Compliance with Code. All design components shall comply with applicable provisions of the 2019 edition of the California Building, Plumbing and Mechanical Codes: 2019 California Electrical Code; California Administrative Code, 2019 California Energy Codes, 2019 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
30. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Sonia Salazar at ssalazar@lake-elsinore.org or 951-674-3124 Ext. 277.
31. 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.
32. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.

33. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
34. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.

At Plan Review Submittal

35. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
 - a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of the Section 5.507 of the 2019 edition of the California Building Code.
 - c. 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)

36. 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.
37. 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)

38. 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

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

ENGINEERING DIVISION

General

40. The project shall comply with all Conditions of Approval of Tentative Tract No. 31957 as approved by City Council on March 14, 2017.
41. All new submittals for plan check or permit shall be made using the City's Citizen Self-Service Portal (CSSP).
42. 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.

43. Developer shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
44. 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.
45. Provide written approval of construction activity within the wetlands from the U.S. Department of Fish and Game and U.S. Army Corp Engineers.

FEES

46. The developer shall pay all Engineering Department assessed, Development Impact Fees Plan Check and Permit fees (LEMC 16.34). Applicable Development Impact Fees include: Traffic Infrastructure Fee (TIF), and Transportation Uniform Mitigation Fee (TUMF).
47. Mitigation Fees will be assessed at the prevalent rate at time of payment in full.

UTILITIES

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.
49. All overhead utilities shall be undergrounded in accordance with Chapter 12.16 of LEMC.
50. 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.

IMPROVEMENTS

51. An Encroachment Permit shall be obtained prior to any work on City right-of-way. The developer shall submit the permit application, required fees and documents prior to issuance.
52. All public works improvements shall be constructed per approved street plans (LEMC 12.04 and 16.34).
53. Running Deer Road shall be fully improved to Local Street Standard, within the existing right-of-way, between Cielito Drive and the project boundary.
54. Lincoln Street shall be improved (full width pavement improvements) to the Secondary Highway standard (70/90) within the property boundaries.
55. Interior streets shall be improved to public residential street standards (40/60).
56. Appropriate warning signs shall be constructed at the new dead end of Mountain Street. The existing improvement plans on file shall be modified accordingly and approved by the City Engineer prior to issuance of building permit.

57. Vehicular access to/from Billings Lane and across the levee shall be provided from Lincoln Street to maintain access to properties granted access rights per Instrument No. 3819 recorded January 14, 1969.
58. Applicant shall adhere to memorandum from City Traffic Engineer dated June 28, 2004 as it relates to his recommendations per the project traffic study. As per his direction the project should not proceed past the 75th Certificate of Occupancy prior to the installation and full operation of traffic signals at the following intersections:
 - Lake Street and Temescal Canyon Road, Lake Street and the I-15 southbound ramps, and Lake Street and the I-15 northbound. Prior to issuance of the first certificate of occupancy, applicant shall post a performance bond or other reasonable surety in a form approved by the City Attorney's office in an amount sufficient to cover traffic signals at the referenced intersection(s). The project shall either install the signals or not proceed past the 75th Certificate of Occupancy until those traffic signal improvements are installed and operational. If these signals have been constructed, appropriate fair share fees shall be paid.
59. All roadways shall be constructed to be consistent with General Plan Circulation Element cross sections.
60. Drainage for open space lots shall be conveyed to public right-of-way.
61. The incremental increase in storm water runoff shall be retained for flows discharging to Rice Canyon. Hydrologic Conditions of Concern shall be mitigated for all discharges.
62. Applicant shall accept and properly mitigate all off-site drainage flowing onto or through the site.
63. Applicant shall protect all downstream properties from damages caused by alteration of the drainage patterns (i.e. concentrations or diversion of flow). Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. A maintenance mechanism shall be in place for any private drainage facilities constructed on site or off site. Any grading or drainage onto private off site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected landowner.
64. All public works improvements shall be constructed per approved street plans (LEMC 12.04 and 16.34).
65. All applicable fees shall be paid and the Developer shall comply with all requirements of the encroachment permit as issued by the Engineering Department for construction of public works improvements (LEMC 12.08 and Resolution 83.78).
66. 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.
67. Provide street lighting and show lighting improvements as part of the street improvement plans as required by the City Engineer.
68. All traffic control devices shall be installed prior to final inspection of public improvements.

69. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy, applicant shall submit discs which are compatible with City's ARC info/GIS.
70. All utilities except electrical shall be placed underground as approved by the serving utility.

STORMWATER MANAGEMENT / POLLUTANT PREVENTION / NPDES

71. The developer shall maintain coverage under the General Permit – Construction. The SWPPP shall be maintained onsite to provide erosion control measures and best management practices (BMPs) throughout all phases of construction.
72. Erosion & Sediment Control – 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 BMP's will be maintained during construction of any future right-of-ways. A copy of the plan shall be incorporated into the SWPPP as applicable, kept updated as needed to address changing circumstances of the project site, be kept at the project site and available for review upon request.
73. During construction, NPDES education guidelines and 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 Management Plan.
74. Minimum BMP's as identified by the City shall be implemented by all projects.

Post-Construction

75. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
76. Prior to issuance of certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, MS4, etc. to include:
 - Demonstrate that the project has complied with a non-structural BMP's described in the project's WQMP.
 - Provide signed, notarized certification from the engineer of work that the structural BMP's identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMP's or a copy of the recorded City approved CR&R.
 - The O&M Plan and Agreement and/or CC&R's shall: (1) describe the long-term operation and maintenance requirements for BMP's identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMP's; (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMP's; and (4) provide for annual certification of water quality facilities by a registered Civil Engineer. The City format shall be used.
 - Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan or

- CR&R's attached) are available for each of the initial occupants or HOA as appropriate.
- Agree to pay for a Special Investigation from the City of Lake Elsinore for a date twelve (12) months after 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 Certificate of Occupancy will be considered in lieu of a Special Investigation by the City.
- Provide the City with a digital .pdf copy of the Final WQMP.

GRADING

77. 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).
78. If the grading plan identifies alterations in the existing drainage identifies 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 existing flow patterns and/or topography shall be approved by the City Engineer.
79. 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. All manufactured slopes greater than 30 feet in height shall be contoured.
80. Developer shall execute and submit grading and erosion control agreement, post grading security and pay permit fees as a condition of grading permit issuance.
81. Developer shall obtain a grading permit with appropriate security prior to building permit issuance.
82. Developer shall provide soil geology and a seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
83. Convey onsite runoff to the public storm drain system. Any non-historic storm flows shall be accepted by adjacent property owners with a notarized and recorded letter of drainage acceptance or conveyed to a drainage easement.
84. Roof and yard drains will not be allowed to be connected directly to street curb cores. Roof drains should drain to a landscaped area whenever feasible.
85. Ten (10) year storm runoff should be contained within the curb and the one hundred (100) year storm runoff should be contained within the street right-of-way. When either of these criteria is exceeded drainage facilities should be installed.

PRIOR TO ISSUANCE OF BUILDING PERMIT

86. Provide final soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.

87. All required public right-of-way dedications and easements shall be prepared by the developer or his agent and shall be submitted to the Engineering Department for review and approval prior to issuance of building permit.
88. All street improvement plans, storm drain plans and signing and striping plans shall be completed and approved by the City Engineer.
89. The developer shall pay all Capital Improvement TIF and Plan Check fees (LEMC 16.34).

PRIOR TO OCCUPANCY

90. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.
91. All signing and striping and traffic control devices for the required improvements of this development shall be installed.
92. All public improvements shall be completed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer.
93. The fair share cost of improvements as condition of this development shall be paid.
94. 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.
95. 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.
96. As-built plans for all approved plan sets shall be submitted for review and approval by the City. The developer/owner is responsible for revising original mylar plans.
97. All final studies and reports shall be submitted in .tif format electronically or on a flash drive. Studies and reports include Soils, Hydrology, Hydraulics, WQMP, etc.
98. Provide electronically or on a USB flash drive AutoCAD and 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.

CITY OF LAKE ELSINORE FIRE MARSHAL

99. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225.
100. This project is in a Very High Fire Hazard Severity Zone of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with special construction provisions contained in the California Building Code.

DEPARTMENT OF ADMINISTRATIVE SERVICES

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

101. Prior to approval of a Building Permit, 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 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.

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

102. Prior to approval of a Building Permit, the applicant shall annex into the Community Facilities District No. 2015-2 (Maintenance Services) to fund the on-going operation and maintenance of the public right-of-way landscaped areas and neighborhood parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services. Applicant shall make a 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.
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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: _____