

CONDITIONS OF APPROVAL

(New text underlined and deletions in ~~strikethrough~~)

PROJECT: PA 2021-11/ZC 2021-04 (PUD Overlay)/TTM 38116 (TTM 2021-01)/RDR 2021-02
PROJECT NAME: Lakeside Residential Project
PROJECT LOCATION: APNs: 379-060-005, 022 and 027
ORIGINAL APPROVAL DATE: February 8, 2022
EOT APPROVAL DATE: March 12, 2024
EXPIRATION DATE: February 8, 2026

GENERAL CONDITIONS

1. **Zone Change (ZC) No. 2021-04** proposes to establish a Planned Development Unit (PUD) overlay district for portion of the subject property that is currently zoned High Density Residential (R-3). The PUD overlay provides modified development regulations and standards for the underlying R-3 zone to allow for flexibility in order to allow for greater flexibility and compatibility with the General Plan. **Tentative Tract Map (TTM) No. 38116** proposes to subdivide the 34.81-acre site into nine (9) lots. One (1) 10.94-acre lot for detached 140 condominium residences, one (1) 15.65 reserved open space lot, one (1) 1.39-acre water quality basin, two (2) recreation lots (0.77 acres), private streets (4.60 acres), and four (4) open space landscaping lots (0.65 acres). **Residential Design Review (RDR) No. 2021-02** proposes the design and construction of a gated condominium community with 140 detached two-story condominium units, preliminary plotting, conceptual wall and fence plan, recreation areas, and related amenities and infrastructure on the western portion of the site. The project proposes three (3) different detached condominium plans ranging in size from 1,793 sq. ft. to 2,288 sq. ft. The eastern 15.65 acres of the site that is adjacent to the lake would be preserved as natural open space. The project is located along State Route 74 (SR-74) east of the intersection of Riverside Drive and Grand Avenue (APNs 379-060-005, 022 and 027).
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 ZC 2021-04, TTM 38116, and RDR 2021-02, which action is bought 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 ZC 2021-04, TTM 38116, and RDR 2021-02 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.

4. ~~The applicant shall submit a check for \$2,598 made payable to the County of Riverside for the filing of a Notice of Determination. The check shall be submitted to the Planning Division for processing within 48 hours of the project's approval.~~

PLANNING DIVISION

5. Zone Change (PUD Overlay) No. 2021-04 shall expire four years from the date it was approved by the City Council. Pursuant to Lake Elsinore Municipal Code (LEMC) Section 17.108.070.B, the four-year term for a PUD plan may be extended in one-year increments, not to exceed three extensions; provided, that the applicant submits a written extension request to the Community Development Department at least 30 days before the expiration of the PUD plan, or any extension thereof. Extension requests shall explain the reasons why the extension is necessary. Upon receipt of the extension request, the Community Development Director or designee shall refer the extension request to the Planning Commission and City Council for public hearing. It shall be in the City Council's discretion whether or not to grant extension requests.
6. Tentative Tract Map No. 38116 will expire ~~two years from the date of approval~~ on February 8, 2026 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 State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).
7. Tentative Tract Map No. 38116 shall comply with the State of California Subdivision Map Act and applicable requirements set forth in the Lake Elsinore Municipal Code (LEMC), unless modified by approved Conditions of Approval.
8. Residential Design Review No. 2021-02 shall lapse and become void on February 8, 2026 ~~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
9. The applicant shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.
10. 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.
11. 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 Recordation of Final Tract Map(s)

12. All residential lots shall comply with minimum standards set forth in the PUD Overlay district for the underlying High Density Residential (R) zoning designation of the LEMC (per ZC 2021-04).
13. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
14. Street names within the subdivision shall be approved by the Community Development Director or Designee.
15. All of the improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.
16. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVMWD).
17. Prior to recordation of a Final Tract Map, the applicant shall initiate and complete the formation of a Homeowner's Association (HOA), which shall be approved by the City, recorded, and in place. All Association documents shall be submitted for review and approval by City Planning, Engineering and the City Attorney and upon City approval shall be recorded. Such documents shall include the Articles of Incorporation for the Association and Covenants, Conditions and Restrictions (CC&Rs).
 - a. At a minimum, all recreation and park areas (except public parks), all natural slopes and open space, all graded slopes abutting public street rights-of-way which are not part of residential lots, up slopes from public rights-of-way within private lots and all private streets, and all drainage basins shall be maintained by the Homeowner's Association (HOA).

Prior to Issuance of Grading Permits/Building Permits

18. The following architectural details shall be provided:
 - a. All front fence returns will be decorative masonry walls. Vinyl or steel (tubular steel) gates are allowed in order to allow access to rear yards.
 - b. The applicant shall provide four-sided articulation. Architectural enhancements and treatments shall be provided all residential elevations (front, rear and side) visible from streets and other public views.
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. The applicant shall pay school fees to the Lake Elsinore Unified School District prior to

issuance of each building permit.

21. Prior to the issuance of a building permit, the applicant shall pay all applicable City fees, including but not limited to Development Impact Fees (DIF) and MSHCP Fees per LEMC Section 16.85, at the rate in effect at the time of payment.
22. 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.
23. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity.
24. Prior to the commencing of grading activities, 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.
25. Prior to issuance of a building permit, the applicant shall submit a Final Wall and Fence Plan for review and approval by the Community Development Director or designee showing the following:
 - a. The location of all vinyl or steel (tubular steel) gates placed within the front return walls.
 - b. That sidewalls for corner lots shall be decorative masonry block walls with pilasters.
 - c. 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.
 - d. Decorative masonry fencing at tract edges and adjacent to the public right-of-way with a decorative pilaster.
 - e. Entry monument structure (replica adobe with historical information) incorporating bricks from the Machado Adobe building.
26. Prior to issuance of a model home permit, building plans for the Model Home Complex shall comply with all American Disabilities Act (ADA) requirements, including provision of a handicapped-accessible bathroom.
27. A Construction Phasing shall be prepared for this project that avoids construction traffic from entering occupied neighborhoods within the tract. The Phasing Plan shall be reviewed and approved by the Engineering Department.
28. 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.
29. A cash bond in the amount of \$1,000 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.

30. A cash bond in the amount of \$1,000 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.
31. 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.
32. Prior to issuance of a building permit, Final Landscaping / Irrigation Detail Plans shall be submitted along with appropriate fees for review and approval by the Community Development Director or designee. 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.
 - a. 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.
 - b. Perimeter walls shall be protected by shrubs and other plantings that discourage graffiti.
 - c. 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.
 - d. 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.
 - e. No front-yard shall be landscaped with grass turf.
 - f. All landscape improvements shall be bonded with a ten percent (10%) Faithful Performance Bond of the approved estimated labor and materials cost for all planting. The bond shall remain in effect for one year from Certificate of Occupancy.
 - g. 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.
 - h. All Model Homes shall be Xeriscaped and signage provided identifying Xeriscape landscaping. Xeriscape is a method of landscape design that minimizes water use by:
 - 1) Implementing hydrozones;
 - 2) Eliminating high and medium water-use plant material as identified by Water Use Classifications of Landscape Species (WUCOLS) (such as turf) and incorporates low to very low water-efficient ("drought-tolerant" / climate-appropriate) plants;
 - 3) Requires an efficient irrigation system that includes:

- a. ET-Based ("Smart irrigation") controller(s) with weather-sensing, automatic shut-off and seasonal adjustment capabilities;
 - b. Efficient irrigation water application through use of:
 - i. Low-volume point-source irrigation (such as drip irrigation and bubblers) for all shrub planter areas (maximum of 3:1 slope) with a minimum irrigation efficiency of 0.90 ; and/or
 - ii. Rotor-type nozzles for areas greater than ten (10) feet wide, for slopes 3:1 and greater, AND with a minimum irrigation efficiency of 0.71.
 - 4) Improvement of soil structure for better water retention; and
 - 5) Application of mulch to hinder evaporation.
 - i. The Final landscape plan shall be consistent with any approved site and/or plot plan.
 - j. The Final landscape plan shall include planting and irrigation details and shall include one (1) street tree per lot.
 - k. 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.
 - l. 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.
33. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Community Development Director. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.

BUILDING DIVISION

General Conditions

34. 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.
35. Compliance with Code. All design components shall comply with applicable provisions of the 2019 2022 edition of the California Building, Plumbing and Mechanical Codes: 2019 2022 California Electrical Code; California Administrative Code, 2019 2022 California Energy Codes, 2019 2022 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.

36. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Sonia Salazar at ssalazar@lake-elsinore.org or 951-674-3124 X 277.
37. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department evidencing the payment or exemption from School Mitigation Fees.
38. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
39. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
40. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits.
41. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

42. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
 - a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of Section 5.507 of the 2019 2022 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)

43. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.
44. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project.

Prior to Issuance of Building Permit(s)

45. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans. Provide C.D. of approved plans to the Building Division.

Prior to Beginning of Construction

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

ENGINEERING DEPARTMENT

General

47. All new submittals for plan check or permit shall be made using the City's online Citizen Service Portal (CSSP).
48. All plans (Street, Storm Drain, Improvement, Grading) shall be prepared by a Registered Civil Engineer using the City's standard title block.
49. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a Registered Civil Engineer.
50. All slopes and landscaping within the public right-of-way shall be maintained by the property owner, owner's association, firms contracted by the property owner's association, or another maintenance entity approved by the City Council.
51. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way shall be owned and maintained by the property owner or property owner's association.
52. Any portion of a drainage system that conveys runoff from open space shall be stalled within a drainage easement.
53. Water quality facilities that are constructed across lots shall be installed within a dedicated drainage easement.
54. Any grading that affects "waters of the United States", wetlands or jurisdictional streambeds, shall require approval and necessary permits from respective Federal and/or State Agencies.
55. 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 both during cleaning, demolition, clear and grubbing or all other phases of construction and during occupancy.
56. An encroachment permit shall be obtained prior to any work on City, County, and/or State right-of-way.
57. Applicant shall submit a detailed hydrology and hydraulic study for review for the sufficient containment and conveyance of the storm water to a safe and adequate point as approved by the City Engineer.
58. The site will accommodate all construction activity, building activity, vehicles, etc. No staging on public streets, or private property belonging to others shall be conducted without the

written permission of the property owner.

59. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) as identified by the City shall be implemented.
60. Applicant shall install permanent benchmarks to Riverside County Standards and at locations to be determined by the City Engineer.

FEES

61. 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.
62. Applicant shall pay all applicable Mitigation and Development Impact Fees at the prevalent rate at time of payment in full. Fees are subject to change. Mitigation and Development Impact Fees include without limitation:
 - Master Plan of Drainage Fee – Due prior to Final Map approval or Grading Permit issuance
 - Traffic Infrastructure Fee (TIF) – Due prior to Building Permit issuance
 - Transportation Uniform Mitigation Fee (TUMF) – Due prior to Occupancy
63. Applicant shall pay fair share fees as determined by the approved Lakeside Homes Transportation Impact Analysis by Fehr & Peers dated December 22, 2021. The project is responsible for a 26% fair share contribution toward implementation of the timing improvement along State Route 74 to adjust cycle lengths along the roadway corridor and a 17% fair share contribution toward the implementation of timing improvements at the State Route 74 and Lakeshore Drive intersection. Fair share costs are due prior to issuance of first occupancy.

FINAL TRACT MAP

64. Applicant shall submit for plan check review and approval for final Tract Map.
65. Applicant shall make an offer of dedication for all public streets and easements required by these conditions or shown on the Tentative Map. All land so offered shall be granted to the City, free and clear of all liens and encumbrances and without cost to the City.
66. Applicant shall dedicate right-of-way along Grand Avenue adjacent to the property frontage for a total right-of-way of 60 feet from centerline to the project property line. Grand Avenue is classified as an Urban Arterial Highway in the City's General Plan, where full-width is 120 feet and curb-to-curb width is 96 feet.
67. Applicant shall dedicate right-of-way along Riverside Drive (SR-74) adjacent to the property frontage for a total right-of-way of 60 feet from centerline to the project property line. Riverside Drive is classified as an Urban Arterial Highway in the City's General Plan, where full-width is 120 feet and curb-to-curb is 96 feet.
68. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 in the Lake Elsinore Municipal Code (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.

69. Prior to scheduling City Council approval of the final Tract Map, the applicant shall, in accordance with Government Code, have constructed all improvements or have improvement plans submitted and approved, agreements executed, and securities posted. Securities posted include but are not limited to the off-site improvements.
70. Monumentation shall be in accordance with LEMC Section 16.32 and Subdivision Map Act.
71. Security and inspection fee for monumentation shall be paid and two contiguous monuments shall be inspected prior to scheduling City Council approval of final map.
72. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review approval. Recordation shall be with final Tract Map.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design

73. The project is responsible for complying with the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permits as warranted based on the nature of development and/or activity. These Permits include:
 - General Permit – Construction
 - De Minimis Discharges
 - MS4
74. A Water Quality Management Plan (WQMP) – Preliminary and Final – shall be prepared using the Santa Ana Region 8 approved template and guidance and submitted for review and approval to the City.
 - The Preliminary WQMP shall be approved prior to Planning Commission hearing.
 - The Final WQMP shall be approved by the City prior to scheduling City Council for final map approval, or rough or precise grading plan approval and issuance of any permit for construction, whichever is first.
75. The Preliminary WQMP shall be submitted during the project entitlement stage. The level of detail in a preliminary Project-Specific WQMP will depend upon the level of detail known about the overall project design at the time project approval was sought. At a minimum, the preliminary Project-Specific WQMP shall identify the type, size, location, and final ownership of stormwater Best Management Practices (BMP) adequate to serve new roadways and any common areas, and to also manage runoff from an expected reasonable estimate of the square footage of future roofs, and driveways, and other impervious surfaces on each individual lot.
76. The Final WQMP shall document the following:
 - Detailed site and project description.
 - Potential stormwater pollutants.
 - Post-development drainage characteristics.
 - Low Impact Development (LID) BMP selection and analysis.
 - Structural and non-structural source control BMPs.
 - Treatment Control BMPs.
 - Site design and drainage plan (BMP Exhibit).

- Documentation of how vector issues are addressed in the BMP design, operation and maintenance.
 - GIS Decimal Minute Longitude and Latitude coordinates for all LID and Treatment Control BMP locations.
 - HCOC – demonstrate that discharge flow rates, velocities, duration and volume for the post construction condition from a 2-year, 24-hour rainfall event will not cause adverse impacts on downstream erosion and receiving waters, or measures are implemented to mitigate significant adverse impacts downstream public facilities and water bodies. Evaluation documentation shall include pre- and post-development hydrograph volumes, time of concentration and peak discharge velocities, construction of sediment budgets, and a sediment transport analysis. (Note the facilities may need to be larger due to flood mitigation for the 10-year, 6- and 24-hour rain events).
 - Operations and Maintenance (O&M) Plan and Agreement (using City approved form and/or CC&Rs) as well as documentation of formation of funding district for long term maintenance costs.
77. The 2010 SAR MS4 Permit requires evaluation of the site for implementation of LID Principles and LID Site Design, where feasible, to treat the pollutants of concern identified for the project, the following manner (from highest to lowest priority):
- Evaluate site for highest and best use applicability (Exemption for projects that discharge to Lake Elsinore).
 - Preventative measures (these are mostly non-structural measures, e.g. minimizing impervious areas, conserving natural areas, minimizing directly connected impervious areas, etc.)
 - The Project shall in the order presented: infiltrate, harvest and use, evapotranspire and/or bio-treat the Design Capture Volume (DCV).
 - The Project shall consider a properly engineered and maintained bio-treatment system only if infiltration, harvesting and use and evapotranspiration cannot be feasibly implemented at the project site.
 - Any portion of the DCV that is not infiltrated, harvested and used, evapotranspired, and/or bio-treated shall be treated and discharged in accordance with the requirements set forth in Section XII.G.
78. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
79. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
80. Project trash enclosure shall be covered, bermed, and designed to divert drainage from adjoining paved areas and regularly maintained.
81. 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 and channels; and minimize significant impacts from urban runoff.
82. 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 Department.

83. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
84. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.
85. The project site shall implement full trash capture methods/devices approved by the Region Water Quality Control Board.

Construction

86. A Storm Water Pollution Prevention Plan (SWPPP) (as required by the NPDES General Construction Permit) and compliance with the Green Building Code for sediment and erosion control are required for this project.
87. Prior to grading or building permit for construction or demolition and/or weed abatement activity, projects subject to coverage under the NPDES General Construction Permit shall demonstrate that compliance with the permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the satisfaction of the City Engineer. A copy of the SWPPP shall be kept at the project site, updated, and be available for review upon request.
88. Erosion & Sediment Control – Prior to the issuance of any grading or building permit for construction or demolition, the applicant shall submit for review and approval by the City Engineer, an Erosion and Sediment Control Plan as a separate sheet of the grading plan submittal to demonstrate compliance with the City's NPDES Program and state water quality regulations for grading and construction activities. A copy of the plan shall be incorporated into the SWPPP, kept updated as needed to address changing circumstances of the project site, be kept at the project site, and available for review upon request.
89. The project shall implement LID practices that treat the 85th percentile storm in the priority order as follows:
 - Highest and best use – treat all pollutants of concern to a medium to high level and discharge (applicable to projects discharging to Lake Elsinore)
 - Infiltrate
 - Harvest and use
 - Evapotranspire and/or bio-treat
90. Chemical Management – Prior to issuance of building permits for any tank or pipeline, the uses of said tank or pipeline shall be identified and the developer shall submit a Chemical Management Plan in addition to a WQMP with all appropriate measures for chemical management (including, but not limited to, storage, emergency response, employee training, spill contingencies and disposal) in a manner meeting the satisfaction of the Manager, Permit Intake, in consultation with the Riverside County Fire Department and wastewater agencies, as appropriate, to ensure implementation of each agency's respective requirements. A copy of the approved "Chemical Management Plans" shall be furnished to the Fire Marshall, prior to the issuance of any Certificates of Use and Occupancy.

Post-Construction

91. 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 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 BMPs identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMPs or a copy of the recorded City approved CC&R.
 - The Operation and Maintenance (O&M) Plan and Agreement and/or CC&R's shall: (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMPs; and (4) provide for annual certification for water quality facilities by a Registered Civil Engineer. The City format shall be used.
 - Provide documentation of annexation into a CFD for funding facilities to be maintained by the City.
 - Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan or CC&R's attached) are available for each of the initial occupants.
 - 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 the 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.

UTILITIES

92. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the applicant, property owner, and/or his agent. Overhead utilities (34.5 kV or lower) shall be undergrounded (LEMC Section 16.64).
93. Underground water rights shall be dedicated to the City pursuant to the provisions of LEMC Section 16.52.030, and consistent with the City's agreement with the Elsinore Valley Municipal Water District. Dedication shall be made on final Tract Map.
94. Applicant shall apply for, obtain and submit to the City Engineering Department a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities. Non-Interference Letter (NIL) shall be provided prior to issuance of Grading Permit.
95. Submit a "Will Serve" letter to the City Engineering Department from the applicable water agency stating that water and sewer arrangements have been made for this project and

specify the technical data for the water service at the location, such as water pressure, volume, etc. Will Serve letters shall be provided prior to issuance of Grading Permit.

IMPROVEMENTS

96. Applicant shall implement traffic mitigation measures as specified in the Lakeside Homes Transportation Impact Analysis by Fehr & Peers dated December 22, 2021, to the satisfaction of the City Engineer. Improvements include but are not limited to:
 - Construction of ultimate half-width street improvements along the property frontage on Grand Avenue (120-foot right-of-way) and Riverside Drive (120-foot right-of-way). Improvements include but not limited to curb, gutter, sidewalk, roadway widening, and raised medians on Grand Avenue and Riverside Drive. Project shall be responsible for signal modification due to the widening of the road.
 - Construction of median to prohibit left-turn onto State Route 74 the project site and Jamieson Street. Configuration of the media shall provide left-turns to the project site and Jamieson Street with sufficient dedicated storage for eastbound and westbound left-turns as approved by the City Traffic Engineer.
97. Project shall install crosswalks at the intersection of Grand Avenue and Riverside Drive to provide connectivity for pedestrians.
98. Sight distance into and out and throughout the project location shall comply with City or Caltrans standards. Project shall ensure facilities are installed outside the line of sight of drivers.
99. 10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.
100. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.
101. A drainage study shall be provided. The study shall identify the following: identify storm water runoff from and upstream of the site; show existing and proposed off-site and on-site drainage facilities; and include a capacity analysis verifying the adequacy of the facilities. The onsite drainage system shall be designed to ensure that runoff from a 10-year storm of 6 hours and 24 hours duration under developed condition is equal or less than the runoff under existing conditions of the same storm frequency. Both 6-hour and 24-hour storm duration shall be analyzed to determine the detention
102. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility.
103. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
104. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
105. All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted

with a storm drain filter; all new storm drain inlet facilities constructed by this project shall include a storm drain filter.

106. A California Registered Civil Engineer shall prepare the improvement, signing and striping and traffic signal plans required for this project. Improvements (including internal private streets) shall be designed and constructed to City Standards and Codes (LEMC 12.04 and 16.34). Any deviation from City Standards shall be approved by the City Engineer.
107. If existing improvements are to be modified, the existing improvement plans on file shall be revised accordingly and approved by the City Engineer prior to issuance of a building permit.
108. Project will be responsible to design and install streetlights along the property's frontage. Streetlight system shall be designed as LS-2B system. Streetlight plans shall include but not limited to details such as location, pole and luminaire type, and pull box design. Streetlight plans may be included as part of the Street Improvement Plans.

Permitting/Construction

109. 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 executed agreements, security and other required documentation prior to issuance.
110. An Encroachment Permit from Caltrans shall be obtained prior to any work on Caltrans right-of-way (State Route 74 / Grand Avenue / Riverside Drive). Permit shall be provided at the time of applying for the City Encroachment Permit.
111. An Encroachment Permit from Riverside County shall be obtained prior to any work within Riverside County right-of-way or connections to Riverside County Flood Control facilities. Permit shall be obtained prior to issuance of City permits.
112. All compaction reports, grade certification, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.

PRIOR TO GRADING PERMIT

113. 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 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.
114. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern.
115. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
116. If the grading plan identifies alterations in the existing drainage patterns as they exit the site, a Hydrology and Hydraulic Report for review and approval by City Engineer shall be required prior to issuance of grading permits. All grading that modifies the existing flow patterns

and/or topography shall be in compliance with Federal, State and Local law and be approved by the City Engineer.

117. A seismic study shall be performed on the site to identify any hidden earthquake faults, liquefaction and/or subsidence zones present on-site. A certified letter from a registered geologist or geotechnical engineer shall be submitted confirming the absence of this hazard prior to grading permit. The location of faults, active or inactive shall be shown on the plan sets.
118. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading and the applicant shall accept drainage from the adjacent property owners.
119. Applicant shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
120. All natural drainage traversing the site (historic flow) shall be conveyed through the site in a manner consistent with the historic flow or to one or a combination of the following: to a public facility; accepted by adjacent property owners by a letter of drainage acceptance; or conveyed to a drainage easement as approved by the City Engineer.
121. Applicant shall execute and submit grading and erosion control agreement, post grading security and pay permit fees as a condition of grading permit issuance.
122. Any grading that affects "waters of the United States", wetlands or jurisdictional streambeds require approval and necessary permits from respective Federal and/or State Agencies.
123. No grading shall be performed without first having obtained a Grading Permit. A grading permit does not include the construction of retaining walls or other structures for which a Building Permit is required.
124. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any grading activity.
125. Prior to commencement of grading operations, Applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to the review and approval of the City Engineer. Haul route shall be submitted prior to issuance of a grading permit. Hauling in excess of 5,000 cubic yards shall be approved by the City Council (LEMC Section 15.72.065). All required documents shall be submitted and approved prior to scheduling for City Council.
126. Export sites located within the Lake Elsinore City limits must have an active grading permit.
127. Applicant to provide to the City a video record of the condition of all proposed public City haul roads. In the event of damage to such roads, the 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 approval of the City Engineer.
128. 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.

129. Review and approval of the project sediment and erosion control plan shall be completed. As warranted, a copy of the current SWPPP shall be kept at the project site and be available for review upon request.
130. Approval of the project Final Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a grading permit.
131. Applicant shall obtain and submit applicable environmental clearance document to the Engineering Department. This approval shall specify that the project is in compliance with any and all required environmental mitigation triggered by the proposed grading activity.
132. Applicant shall submit a "Will Serve" letter to the Engineering Department from the applicable water agency.

PRIOR TO BUILDING PERMIT

133. Provide soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.
134. All street improvement plans, traffic signal plans, signing and striping plans shall be completed and approved by the City Engineer per Traffic Analysis dated June 22, 2021, as specified.
135. 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 the building permit.
136. Dedications, vacations and easement agreement(s) not processed on the final map for ingress and egress through adjacent property(ies) shall be recorded with the recorded copy provided to the City prior to issuance of the Building Permit
137. The Final Tract Map shall be recorded.

PRIOR TO OCCUPANCY / FINAL APPROVAL / PROJECT CLOSEOUT

138. 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 prior to issuance of first occupancy.
139. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
140. Covenants, Conditions and Restrictions (CC&Rs) shall be recorded prior to first occupancy if not recorded with the final map. A digital copy of the recorded document shall be provided to the Engineering Department.
141. 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 the original mylar plans.
142. In the event of the damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.

143. All final studies and reports, final soil report showing compliance with recommendations, compaction reports, grade certifications, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted in .tif format on a USB flash drive or electronically to the Engineering Department before final inspection will be scheduled.
144. All required public right-of-way dedications, easements, vacations and easement agreement(s) shall be recorded with a recorded copy provided to the City prior to first occupancy.
145. Applicant shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.
146. Applicant shall submit documentation pursuant to City's Security Release handout.
147. Applicant shall submit as-built all Engineering Department approved project plan sets. After City approval of paper copy, the developer/owner is responsible for revising the original mylar plans. Once the original mylars have been approved, the developer shall provide the City with a digital copy of the "as-built" plans in .tif format.
148. Applicant shall provide AutoCAD and GIS Shape files of all Street and Storm Drain plans. All data must be in projected coordinate system: NAD 83 State Plane California Zone VI U.S. Fleet. All parts and elements of the designed system shall be represented discretely. Include in the attribute table basic data for each feature, such as diameter and length, as applicable, and for pipes include material (PVC, RCP, etc.) and slope.

CITY OF LAKE ELSINORE FIRE MARSHAL

149. 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.
150. The applicant must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Submit plans to the water district for review and approval prior to building permit issuance.
151. Prior to building permit issuance, install the approved water system, approved access roads, and contact the Fire Department for a verification inspection.

DEPARTMENT OF ADMINISTRATIVE SERVICES

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

152. Prior to approval of the a Final Map or issuance of a Grading Permit (whichever comes first), the applicant shall submit an application to the Department of Administrative Services, Parcel Map, Residential Design Review, Commercial Design Review, or Conditional Use Permit (as applicable), the applicant shall annex to initiate the annexation process 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.

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

153. Prior to approval of a the Final Map or , or issuance of a Grading Permit (whichever comes first), the applicant shall submit an application to the Department of Administrative Services, ~~Parcel Map, Residential Design Review, Commercial Design Review, Conditional Use Permit or building permit (as applicable)~~, the applicant shall annex to initiate the annexation process 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. The annexation process shall be completed prior to issuance of the first certificate of occupancy for 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.

MITIGATION MONITORING AND REPORTING PROGRAM

154. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring & Reporting Program for the Mitigated Negative Declaration (Environmental Review No. 2021-02; SCH # 2021110300) prepared for the Project.
-

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 ~~February 8, 2022~~ March 26, 2024. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____