

CONDITIONS OF APPROVAL

PROJECT: PA 2021-34/TPM 38195/TPM 38281/CUP 2021-09/CUP 2021-10/CUP 2021-11/CUP 2021-12/CDR 2021-17/ PCN 2021-01/PCN 2021-02/SIGN 2021-35
PROJECT NAME: Evergreen Commercial Development Project
PROJECT LOCATION: APNs: 377-020-014, 377-020-016, 377-020-017, 377-020-018, and 377-020-019
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. **Planning Application No. 2021-34** involves the construction of a 57,254 square foot (SF) commercial center that consists of an anchor grocery store, several quick-serve restaurants, a gas station with a convenience store, and a separate drive-through car wash with 369 parking spaces, which would be constructed in two phases over a total of 8.863 gross acres. **Tentative Parcel Map No. 38195** would include a subdivision of the 8.863 gross acre site into four (4) lots ranging in size from 1.10 to 4.62 gross acres and **Tentative Parcel Map No. 38281** would include a subdivision of the 8.863 gross acre site into five (5) lots ranging in size from 1.03 to 3.59 gross acres. **Conditional Use Permit No. 2021-09** would establish a 4,116 SF Car Wash on Lot 1, **Conditional Use Permit No. 2021-10** would establish a 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 2, **Conditional Use Permit No. 2021-11** and **Public Convenience & Necessity No. 2021-01** would establish a gas station and the 4,088 SF convenience store with concurrent sale of beer and wine for off-site consumption (Type 20 ABC) on Lot 3, **Public Convenience & Necessity No. No. 2021-02** includes a PCN finding for the 43,050 SF grocery store for the sale of beer, wine, and distilled spirits for off-site consumption (Type 21 and 86 ABC) on Lot 4, and **Conditional Use Permit No. 2021-12** would establish a the 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 5. **Commercial Design Review No. 2021-17** provides a comprehensive design review for the entire Project site that includes architectural elevations, on-site stormwater management improvements, lighting, walls and fencing, parking and landscaping. **Uniform Sign Program (SIGN) No. 2021-35** proposes to establish a uniform sign program that creates an integrated framework for all the signage within the center. The Proposed Project involves off-site roadway improvements along the Project site's frontage. Two-way vehicular driveways are proposed from Central Avenue into Lots 1 and 3, and from Cambern Avenue into Lots 3 and 5. An emergency vehicle only access is also proposed from Allan Street into Lot 1. The project is located on Central Avenue/State Route 74 (SR-74) east of the intersection with Cambern Avenue (APNs: 377-020-014, 377-020-016, 377-020-017, 377-020-018, and 377-020-019).
2. The applicant shall defend (with counsel reasonably acceptable to the City and the City will reasonably cooperate with the applicant if joint counsel is required, in the applicant's reasonable discretion), 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 PA 2021-34 (TPM 38195/TPM 38281/CUP 2021-09/CUP 2021-10/CUP 2021-11/CUP 2021-12/CDR 2021-17/ PCN 2021-01/PCN 2021-02/SIGN 2021-35), 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 PA 2021-34 (TPM 38195/TPM 38281/CUP 2021-09/CUP 2021-10/CUP 2021-11/CUP 2021-12/CDR 2021-17/ PCN 2021-01/PCN 2021-02/SIGN 2021-35) 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. A Notice of Determination shall be filed with the County of Riverside within five working days after project approval. The current filing is \$2,814.00.

PLANNING DIVISION

5. Tentative Parcel Map No. 38195 will expire two years from the date of approval unless within that period of time a Final Map has been filed with the County Recorder, or an extension of time is granted by the City Council in accordance with the State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).
6. Tentative Parcel Map No. 38195 shall comply with the State of California Subdivision Map Act and applicable requirements contained in the LEMC, unless modified by these Conditions of Approval.
7. Tentative Parcel Map No. 38281 will expire two years from the date of approval unless within that period of time a Final Map has been filed with the County Recorder, or an extension of time is granted by the City Council in accordance with the State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).
8. Tentative Parcel Map No. 38281 shall comply with the State of California Subdivision Map Act and applicable requirements contained in the LEMC, unless modified by these Conditions of Approval.
9. Commercial Design Review No. 2021-17 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 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.

10. Conditional Use Permit No. 2021-09 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit 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 conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.
11. Conditional Use Permit No. 2021-10 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit 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 conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.
12. Conditional Use Permit No. 2021-11 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit 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 conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.
13. Conditional Use Permit No. 2021-12 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit 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 conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.
14. Unifom Sign Program (SIGN) No. 2021-35 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.

15. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Section 17.415.070 of the LEMC, in a similar manner as a new application.
16. If operation of a particular use violates these conditions of approval or code related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, a Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke that particular Conditional Use Permit.
17. The applicant or designee shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.
18. 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. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy.
19. 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.
20. Any proposed minor revisions to approved plans shall be reviewed and approved by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application.
21. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place on Sunday, or any Legal Holidays.
22. Hours of Operation for the Carwash located on Lot 1 shall be daily from 7:00 a.m. to 10:00 p.m.
23. No individual signs are approved as part of this approval. The applicant or designee shall submit an application for a sign permit, pay appropriate fees and receive approval from the Community Development Department for any sign(s) installed at the project site consistent with the sign program for the project.
24. In accordance with Section 17.112.090.O. of the LEMC, establishments engaged in the concurrent sale of motor vehicle fuel with alcoholic beverages shall abide by the following requirements:
 - a. No beer or wine shall be displayed within five feet of the cash register or the front door.

- b. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.
 - c. No sale of alcoholic beverages shall be made from a drive-in window.
 - d. No display or sale of beer or wine shall be made from an ice tub.
 - e. No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.
 - f. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age to sell beer and wine.
25. Graffiti shall be removed within 24 hours.
26. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours, except in containers designated for such purpose.
27. No outside overnight storage of inoperable vehicles shall occur at the site.
28. There shall be no loitering in or around the business.
29. 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 property owner or any successors in interest.
30. 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 the applicable approvals herein granted, deny or further condition issuance of applicable future building permits, deny revoke, or further condition applicable certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the applicable property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

Prior to Recordation of Final Map(s)

31. All lots shall comply with minimum standards set forth in Chapter 17.124 (C-2 General Commercial District) of the LEMC.
32. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
33. All of the project improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.
34. Prior to recordation of a Final Map, the applicant shall initiate and complete Covenants, Conditions and Restrictions (CC&Rs) which shall be approved by the City. All CC&R documents that address including, but not limited to, reciprocal easements, 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 Covenants, Conditions and Restrictions (CC&Rs).

- a. All slopes, landscaping within public right-of-way, all drainage basins, and common areas including but not limited to parking areas and drive aisles, shall be maintained in accordance with the CC&Rs.
- b. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the CC&Rs for the project.

Prior to Issuance of Grading Permits/Building Permits

35. The applicant or designee 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.
36. Prior to the issuance of a grading permit for the Project site and prior to the start of Project activities, if required the Applicant shall notify the California Department of Fish and Wildlife (CDFW) for impacts to Fish and Game Code section 1602 resources. If required, the applicant shall either receive a Streambed Alteration Agreement or written documentation from CDFW that a Streambed Alteration Agreement is not needed.
37. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be adhered to during all site preparation and construction activity.
38. Prior to the issuance of a grading permit, 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 site contractor and/or development manager to address any complaints.
39. Prior to issuance of a building permit, the applicant shall submit water and sewer plans to the Elsinore Valley Municipal Water District (EVMWD) for review and approval. The applicant shall incorporate all EVMWD required conditions and standards.
40. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any roof mounted central swamp coolers shall also be screened, and the Community Development Director, prior to issuance of building permit shall approve screening plan.
41. The property address (in numerals at least six inches high) shall be displayed near the entrance and be easily visible from the front of the subject property and public right-of-way.
42. The applicant shall construct trash enclosure(s) with a decorative roof to match the colors, materials and design of the project architecture.
43. A uniform hardscape and sitefurniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.

44. Prior to issuance of Building Permit, the Applicant shall submit a photometric study to the Community Development Department for review and approval. The plan shall ensure that all exterior on-site lighting are shielded and directed on-site so as not to create glare onto neighboring properties and streets or allow illumination above the horizontal plane of the fixture.
45. Prior to the issuance of a Building Permit, all exterior wall mounted and freestanding light fixtures shall be submitted for review and approval by the Director of Community Development, or their designee. Light fixtures shall compliment the architectural style of the buildings onsite.
46. Prior to the issuance of a Building Permit, the color, finish and pattern of all decorative paving onsite shall be submitted for review and approval by the Director of Community Development, or their designee.
47. Prior to issuance of building permit, a Final Wall and Fence Plan that includes solid screening material for the emergency access gate at Allan Street shall be submitted for review and approval by the Director of Community Development, or their designee.
48. 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.
 - a. All planting areas shall have permanent and automatic sprinkler system with 50% plant coverage using a drip irrigation method.
 - b. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb. Runoff shall be allowed from paved areas into landscape areas to the maximum extent feasible.
 - c. Planting within fifteen feet (15') of ingress/egress points shall be no higher than twenty-four inches (24").
 - d. Landscape planters shall be planted with an appropriate parking lot shade tree pursuant to the LEMC and Landscape Design Guidelines.
 - e. No required tree planting bed shall be less than 5 feet wide.
 - f. Root barriers shall be installed for all trees planted within 10 feet of hardscape areas to include sidewalks.
 - g. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
 - h. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines.
 - i. All landscape improvements shall be bonded 100% for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years with approval/acceptance reviewed by the Landscape Consultant and approved by the Community Development Director or Designee.
 - j. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - k. Final landscape plan must be consistent with approved site plan.
 - l. Final landscape plans to include planting and irrigation details.
 - m. Final landscape plans shall include drought tolerant planting consistent with Elsinore Valley Municipal Water District standards subject to plan check and approval by the City's landscape plan check consultant.

- n. No turf shall be permitted.
49. The proposed location of on-site construction trailers shall be approved by the Community Development Director or designee. A cash bond of \$1,000 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to approval of the Community Development Director or designee. Such trailer(s) shall be fully on private property and outside the public right of way.

BUILDING DIVISION

General Conditions

50. 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.
51. Compliance with Code. All design components shall comply with applicable provisions of the 2022 edition of the California Building, Plumbing and Mechanical Codes: 2022 California Electrical Code; California Administrative Code, 2022 California Energy Codes, 2022 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
52. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
- a. All ground floor units to be adaptable.
 - b. Disabled access from the public way to the entrance of the building.
 - c. Van accessible parking located as close as possible to the main entry.
 - d. Path of accessibility from parking to furthest point of improvement.
53. 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.
54. Obtain Approvals Prior to Construction. Applicant must obtain all applicable plans and permit approvals prior to commencement of such construction work.
55. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
56. 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.
57. 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

58. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
- a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of the Section 1207, of the 2022 edition of the California Building Code.
 - c. A precise grading plan to verify accessibility for the persons with disabilities.
 - d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

59. 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.
60. 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)

61. 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

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

ENGINEERING DEPARTMENT

General

63. All new submittals for plan check or permit shall be made using the City's online Citizen Self-Service Portal (CSSP).
64. All plans shall be prepared by a Registered Civil Engineer using the City's standard title block.
65. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a Registered Civil Engineer.
66. 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.

67. 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 its designee in accordance with the CC&Rs.
68. 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 both during cleaning, demolition, clear and grubbing or all other phases of construction and during occupancy.
69. 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.
70. 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.
71. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) as identified by the City shall be implemented.

FEES

72. Applicant or designee 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.
73. Applicant or designee 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, whichever is first.
 - Traffic Infrastructure Fee (TIF) – Due prior to Building Permit issuance
 - Transportation Uniform Mitigation Fee (TUMF) – Due prior to Occupancy
 - Stephens' Kangaroo Rat Habitat Mitigation Fee (K-Rat) – Due prior to Grading Permit issuance.
74. The project shall pay fair share fees as determined by and specified in Table 1-3 of the Traffic Analysis dated July 27, 2022. Project fair share fees for Phase 1 are due prior to issuance of a Building Permit on Phase 1. Project fair share fees for Phase 2 are due prior to issuance of a Building Permit on Phase 2.

PARCEL MAP / LAND DIVISION

75. Applicant shall submit for plan check review and approval of the Parcel Maps.
76. Any dedications and easements made by separate instruments and not on the Parcel Map shall be prepared by the developer or his agent and shall be submitted to the Engineering Department for review and approval.

77. Applicant shall dedicate right-of-way along Central Avenue (State Route 74) adjacent to the property frontage for a minimum total right-of-way of 67 feet from centerline to the project property line. Central Avenue is classified as an Augmented Urban Arterial Highway in the City's General Plan Circulation Element, where full-width is 134 feet and curb-to-curb width is 110 feet.
78. Applicant shall dedicate right-of-way along Cambern Avenue adjacent to the property frontage for a total right-of-way of 45 feet from centerline to the project property line. Cambern Avenue is classified as a Secondary Highway in the City's General Plan Circulation Element, where full-width is 90 feet and curb-to-curb width is 70 feet.
79. 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.
80. Right-of-way and easement dedications to the City as required in these Conditions of Approval shall be made on the Parcel Maps.
81. Prior to scheduling City Council approval of the Parcel Maps, the applicant shall, in accordance with Government Code, have constructed the applicable improvements or have the applicable improvement plans submitted and approved, agreements executed, and securities posted.
82. Monumentation shall be in accordance with LEMC Section 16.32 and Subdivision Map Act.
83. Security and inspection fee for monumentation shall be paid and two contiguous monuments shall be inspected prior to scheduling City Council approval of Parcel Map.
84. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review approval. Recordation shall be prior to or at the time of recordation of the Parcel Map(s).

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design

85. 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
86. 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 (Section XXII.E.2, XII.E.3, and XII.E.7).
87. A Final Water Quality Management Plan (WQMP) shall be prepared using the Santa Ana Region of Riverside County Guidance Document and approved template and submitted for review and approval to the City.

- Phase 1 Final WQMP shall be approved with the rough grading plan approval, scheduling City Council approval of Parcel Map 38195, or issuance of any permit for construction, whichever is first.
 - Phase 2 Final WQMP shall be approved with the rough grading plan approval, scheduling City Council approval of Parcel Map 38281, or issuance of any permit for construction, whichever is first.
 - Prior to any revision or modification to the approved Final WQMP, the applicant must notify the City Engineering Department. Upon City acceptance of revisions, a Final WQMP shall be submitted, reviewed and approved prior to issuance of any subsequent permits.
88. 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.
 - Hydraulic Conditions of Concern (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. If HCOC applies, the project shall 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. (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 or in accordance with the CC&Rs.
89. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff to the maximum extent feasible.
90. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape to the maximum extent feasible.
91. Project trash enclosure shall be covered, bermed, and designed to divert drainage from adjoining paved areas and regularly maintained.
92. 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.

93. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
94. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.
95. The project site shall implement full trash capture methods/devices approved by the Region Water Quality Control Board.
96. All vehicle/equipment washing/steam cleaning areas must be self-contained and/or covered, equipped with a clarifier or other pretreatment facility, and properly connected to a sanitary sewer or other appropriately permitted disposal facility. Plan Requirements: The Owner/Applicant shall incorporate vehicle/equipment wash requirements into project design and depict on plans, including detail plans as needed.
97. All restaurants and commercial food handling facilities must provide an area for the washing/steam cleaning of equipment and accessories. The area must be self-contained, equipped with a grease trap, and properly connected to a sanitary sewer. If the wash area is located outdoors, it must be covered, paved have secondary containment, and be connected to the sanitary sewer or other appropriately permitted disposal facility. Plan Requirements: The Owner/Applicant shall incorporate these food facility requirements into project design and depict on plans, including detail plans as needed.

Construction

98. 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.
99. 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.
100. 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.
101. 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

102. Prior to the issuance of a certificate of use and/or occupancy, the applicant or designee 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 formation of or annexation into a CFD for funding facilities to be maintained by the City or other funding mechanism as approved 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

103. 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).
104. 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 the Parcel Map.
105. 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.

106. 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

107. Applicant shall implement traffic mitigation measures identified in the Traffic Analysis by Urban Crossroads dated July 27, 2022, as specified in Section 1.6 and Table 1-3 of the study to the satisfaction of the City Engineer. All street improvements shall be implemented as part of the first phase of the project. Improvements include but are not limited to:

- Cambern Avenue & Central Avenue (State Route 74)
 - i. Modify to accommodate a minimum of 190 feet of storage for the northbound left turn lane.
 - ii. Restripe the existing lanes to accommodate a 2nd northbound left turn lane and single through lane.
 - iii. Construct a northbound right turn lane.
 - iv. Modify the existing traffic signal to accommodate improvements.
- Central Avenue (State Route 74) & Project Driveway 4
 - i. Install stop control on the northbound approach and construct a right turn lane (project driveway). Project shall prohibit left turn access at Driveway 4 by implementing necessary signage and striping.
 - ii. Construct an eastbound right turn pocket with a minimum of 100 feet of storage.
- Cambern Avenue & Project Driveway 1
 - i. Accommodate two (2) northbound through lanes and a northbound right turn lane.
 - ii. Install a stop control on the westbound approach and construct westbound right turn lane (project driveway).
 - iii. Construct a raised median along Cambern Avenue to prohibit left turn access at Driveway 1.
- Central Avenue (State Route 74) & Project Driveway 5
 - i. Install a stop control on the northbound approach and construct a right turn lane (project driveway). Project shall prohibit egress left turn access by implementing necessary signage and striping at driveway location.
 - ii. Construct eastbound right turn lane.
 - iii. Construct westbound left turn lane with a minimum of 100 feet of storage.
- Construction of ultimate half-width street improvements along the property frontage on Central Avenue (minimum 67 foot half-width). Improvements include but are not limited to new AC pavement and base material, curb, gutter, sidewalk, parking landscaping, and street lights.
- Construction of ultimate half-width street improvements along the property frontage on Cambern Avenue (minimum 45 foot half width) between Central Avenue and southern boundary of Phase 1. Improvements include but are not limited to new AC pavement and base material, curb, gutter, sidewalk, parkway landscaping, and street lights. The roadway

- shall include a minimum of two travel lanes in each direction and striping for left-turn storage.
- Cambern Avenue & Project Driveway 2
 - i. Install stop control on the westbound approach and construct a left turn lane and right turn lane (project driveway).
 - ii. Construct a northbound right turn lane.
 - iii. Construct a southbound left turn lane with minimum of 75 feet of storage.
 - Cambern Avenue & Project Driveway 3
 - i. Install stop control on the westbound approach and construct a right turn lane (project driveway). Driveway shall be striped and signed to restrict access to right-in/right-out access only.
 - Construction of ultimate half-width street improvements along the property frontage on Cambern Avenue (minimum 45 foot half-width) between boundary of Phase 2. Improvements include are not limited to new AC pavement and base material along with curb, gutter, sidewalk, parkway landscaping, and street lights. The roadway shall include minimum of two travel lanes in each direction and striping for left-turn storage.
108. Sight distance into and out at each project driveway shall comply with City or Caltrans standards. Project shall ensure facilities are installed in the line of sight of drivers.
109. 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.
110. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards. All public storm drain improvements shall be constructed as part of the first phase of the project.
111. 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 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.
112. All storm drain facilities conveying off-site flows shall be constructed as part of the first phase of the project. If the project proposes to phase out the improvement of facilities conveying off-site flows, the project must demonstrate that natural drainage pathways are not impacted. Approval from the City, Riverside County Flood Control, or applicable agency shall be obtained.
113. 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.
114. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area to the maximum extent feasible.

115. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
116. 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.
117. A California Registered Civil Engineer shall prepare the improvement, signing and striping and traffic signal plans required for this project. Improvements shall be designed and constructed to City Standards and Codes (LEMC 12.04 and 16.34).
118. 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.
119. 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.
120. Project shall coordinate with Riverside Transit Authority (RTA) for location and installation of bus transit facilities. Required bus stop improvements and/or relocation shall be shown on plans submitted for project grading and development. Improvements are subject to review and approval by the RTA. Improvements shall be installed prior to first occupancy.

Permitting/Construction

121. 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.
122. 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 applicable City permits.
123. 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

Design

124. 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.
125. All grading plan contours shall extend to minimum of 50 feet beyond property lines to

indicate existing drainage pattern.

126. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
127. 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.
128. 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. If applicable, the location of faults, active or inactive shall be shown on the plan sets.
129. 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.
130. Applicant shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
131. 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.

Permitting/Construction

132. Applicant shall execute and submit grading and erosion control agreement, post grading security, and pay permit fees as a condition of grading permit issuance.
133. 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.
134. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any grading activity.
135. Prior to commencement of grading operations, Applicant or designee 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.
136. Import/Export sites located within the Lake Elsinore City limits must have an active grading permit.
137. Applicant or designee 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.

138. 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.
139. 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.
140. Approval of the project Final Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a precise grading permit.
141. Applicant shall obtain applicable environmental clearance from the Planning Department and submit applicable clearance document to the Engineering Department. This approval shall specify that the project complies with any and all required environmental mitigation triggered by the proposed grading activity.

PRIOR TO BUILDING PERMIT

142. Parcel Map shall be recorded prior to issuance of first applicable building permit.
143. Provide soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.
144. Prior to issuance of certificates of use and occupancy or building permits for individual tenant improvements or construction permits for a tank or pipeline, facility uses shall be identified and, for specified uses (where the proposed improvements will store, generate or handle hazardous materials in quantities that will require permitting and inspection once operational), the applicant shall propose plans and measures for chemical management (including, but not limited to storage, emergency response, employee training, spill contingencies and disposal) to the satisfaction of the City Building Official(s).
145. All public improvement plans, traffic signal plans, signing and striping plans shall be completed and approved by the City Engineer and as specified in the Traffic Analysis dated July 27, 2022.
146. All required public right-of-way dedications and easements prepared by a separate instrument 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.
147. Any dedications, vacations and easement agreement(s) not processed on the parcel map for ingress and egress through adjacent property(ies) shall be recorded and the recorded copy provided to the City prior to issuance of the applicable certificate of occupancy.

PRIOR TO OCCUPANCY / FINAL APPROVAL

148. 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.

149. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
150. Applicant shall provide a digital copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) to the Engineering Department.
151. 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.
152. In the event of the damage to City roads from hauling or other construction related activity, applicant or designee shall pay full cost of restoring public roads to the baseline condition.
153. 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.
154. 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.
155. Applicant or designee shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.
156. Applicant or designee shall submit documentation pursuant to City's Security Release handout.
157. Applicant or designee 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.
158. Applicant or designee 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

159. 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.
160. The applicant or developer shall provide fire hydrants in accordance with the following:
 - Prior to placing any combustibles on site, provide an approved water source for firefighting purposes.

- Prior to building permit issuance, submit plans to the water district for a public 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. Hydrants must produce the required fire flow per the California Fire Code. Required fire flow is estimated to be 2,750 GPM at 20 PSI for a 2-hour duration based on 2019 California Fire Code and 43,050 square foot building area with Type V-B construction.
161. To improve public safety, prior to the completion and final approval of each development phase, the developer shall provide one public fire hydrant in or accessible from the public right-of-way along Central Avenue for a minimum of two hydrants constructed in accordance with EVMWD and Fire Department standards.
162. Each development phase must comply with applicable Fire Code requirements and Fire Department standards at the time of construction independently of future development, including emergency vehicle access and firefighting water supply.

DEPARTMENT OF ADMINISTRATIVE SERVICES

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

163. Prior to approval of the first certificate of occupancy (as applicable), the applicant shall annex into the Community Facilities District No. 2015-2 (Maintenance Services) or current Community Facilities District in place at the time of annexation to fund the on-going operation and maintenance of the public right-of-way landscaped areas and neighborhood parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, street maintenance, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services. Applicant shall make a non-refundable deposit of \$15,000 or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable.

MITIGATION MONITORING AND REPORTING PROGRAM

164. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring & Reporting Program for the Mitigated Negative Declaration (Environmental Review No. 2021-05; SCH # 2022090133) prepared for the Project.
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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: _____