

13) **Tract No. 31593, Revision to Conditions of Approval No. 47**

Approve revisions to Condition of Approval No. 47 to state as follows:

47. Install a traffic signal at Camino Del Norte and Elsinore Hills Road and install ultimate intersection improvements prior to the 120th Certificate of Occupancy.



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Remon Habib, City Engineer

Date: October 8, 2024

Subject: Tract No. 31593, Revision to Conditions of Approval No. 47

Recommendation

Approve revisions to Condition of Approval No. 47 to state as follows:

47. Install a traffic signal at Camino Del Norte and Elsinore Hills Road and install ultimate intersection improvements prior to the 120th Certificate of Occupancy.

Background

On November 8, 2005, the City Council approved Mitigated Negative Declaration (MND) No. 2005-08 and Tentative Tract Map (TTM) No. 31593 (Southshore) for the subdivision of approximately 227 acres into 521 residential lots with five (5) community pocket parks. The expiration of TTM No. 31593 was extended through a series of automatic and discretionary extensions, the most recent of which was a 48-month extension pursuant to Subdivision Map Section 66452.6 after City Council approval and recordation of Tract Map No. 31593-1 on April 12, 2022, and April 20, 2022, respectively.

Discussion

On September 12, 2024, SAM Elsinore LLC sent a letter requesting a revision to condition No. 47. The original condition reads as follows:

47. Applicant shall submit an updated traffic study which analyzes and mitigates the impact of this project on the affect infrastructure for staff approval.

Through the City's CIP Program, Camino Del Norte between Main Street and Canyon Estates Drive was constructed to two full lanes, and Main Street Interchange including adjacent intersections have been fully improved and signalized. With these important segments completed, the construction of the traffic signal and ultimate intersection improvements at the future

intersection of Camino Del Norte and Elsinore Hills Road will mitigate traffic impacts of this project that may be identified in a traffic study.

Staff believes the revision of the condition to construct the improvement will help transition the project into construction in an efficient manner.

Fiscal Impact

There is no direct fiscal impact to the recommendations for this item.

Attachments

Attachment 1 - Southshore Revised COA Request

Attachment 2 - Revised Conditions of Approval

Engineering

SAM ELSINORE, LLC
1200 QUAIL STREET, SUITE 220
NEWPORT BEACH, CALIFORNIA 92660
(714) 318-3500

September 12, 2024

Mr. Remon Habib
CITY OF LAKE ELSINORE
130 S Main Street
Lake Elsinore, California 92530

RE: TRACT 31593 (SOUTHSHORE) – REQUEST FOR CONDITIONS OF APPROVAL AMENDMENT

Dear Mr. Habib,

Per our discussion, we would like to request a formal change to the conditions of approval for our Southshore (Tract 31593) project. Specifically, we want to amend condition of approval number 47, which requires “applicant shall submit an updated traffic study which analyzes and mitigates the impact of this project on the affected infrastructure for staff approval”.

We believe a traffic signal at the intersection of Camino Del Norte and Elsinore Hills Road would be the only potential mitigation identified in an updated traffic study. Therefore, we would be supportive of eliminating the requirement for an updated traffic study, and agree to installing a traffic signal at the intersection of Camino Del Norte and Elsinore Hills Road. This revision would eliminate uncertainty and help the project transition into construction in a more efficient way.

The following is our recommended amendment to condition of approval number 47.

47. ~~Applicant shall submit an updated traffic study which analyzes and mitigates the impact of this project on the affected infrastructure for staff approval.~~ Install a traffic signal at Camino Del Norte and Elsinore Hills Road and install ultimate intersection improvements prior to the 120th certificate of occupancy.

Please do not hesitate to contact us with any questions or requests.

Sincerely,
SAM ELSINORE, LLC



Erik Lunde
Member

CONDITIONS OF APPROVAL

RESOLUTION: 2016-XX
PROJECT: TTM 31593
PROJECT NAME: Southshore
PROJECT LOCATION: APNs: 347-250-006, 007, 008, 347-350-003, 004, 005, 008, 009, 010, 013, 018, 347-360-006 and 007
APPROVAL DATE: November 8, 2005
EXPIRATION DATE: November 8, 2020

GENERAL

1. Tentative Tract Map (TTM) No. 31593, Revision No. 1 is a subdivision of 227 acres into 490 single family residential lots, 13 lettered lots, a 5.5-acre park site, and a water quality basin (Project). The Project is located southerly of Rosetta Canyon Road and easterly of I-15 Freeway and Camino Del Norte (APNs: 347-250-006, 007, 008, 347-350-003, 004, 005, 008, 009, 010, 013, 018, 347-360-006 and 007).

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 Tentative Tract Map No. 31593, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of Tentative Tract Map No. 31593 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.

~~The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning implementation and construction of Tentative Tract Map No. 31593, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense.~~

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. Tentative Tract Map No. 31593 will expire on November 8, 2020 unless within that period of time a Final Map has been filed with the County Recorder in accordance with the State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).

PLANNING DIVISION

5. ~~The Tentative Tract Map Extension will expire in two (2) years or twenty-four (24) months or November 8, 2009, unless within that period of time an appropriate instrument has been filed and recorded with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act and the LEMC.~~
6. The Tentative Tract Map shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the LEMC, Title 16 unless modified by approved Conditions of Approval.
7. Prior to final certificate of occupancy of the Tentative Tract Map, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
8. The applicant shall designate a minimum of five (5) acres of land on site to include a Park Site and Neighborhood Recreation Lot. Said Park Site shall be no less than three and a half (3.5) acres in size, and shall include recreation facilities (i.e. ball fields, tot lot with play equipment, etc.). Said Neighborhood Recreation Lot shall be not less than 1.5 acres in size, and shall include recreational amenities-(including parking, a patio area, a clubhouse of not less than 2,000 square feet and a community pool of not less than 3,000 square feet) The proposed Neighborhood Recreation Lot and amenities thereon shall be maintained by the Home Owner's Association (HOA).
9. Prior to the recordation of the Final Map, the Applicant shall submit a preliminary concept plan of the proposed recreation facilities and amenities on the Park Site and Neighborhood Recreation (HOA) Lot to the Community Development Director of Community Services for review and approval. Applicant shall also post a performance bond consistent with current market construction costs at the time of park development ~~in the amount of two million dollars (\$2,000,000.00)~~ guaranteeing the construction of the park as provided herein which shall stay in place until the completion of the improvements to the Park Site ***(Amended at City Council meeting of October 27, 2009).***
10. Prior to the issuance of the first building permit, the Applicant shall submit to the Community Development Director, for review and approval, detailed park facilities plans, landscape plans, irrigation plans and such other plans as may reasonably be required for purposes of constructing a five (5) acre "turn-key" Public Park and Home Owner's

Association Neighborhood Recreation Lot.

11. The applicant shall grade the Park Site and Neighborhood Recreation Lot to provide a minimum of five (5) acres and shall secure the Site against erosion.
12. Prior to the issuance of the one hundredth (100th) ~~first (1st)~~ Certificate of Occupancy for Tract No. 31593, the Applicant shall complete construction of the Park Site. *Prior to the issuance of the one hundred and fiftieth (150th) Certificate of Occupancy or thirty-six (36) months after the first (1st) Certificate of Occupancy, the Applicant shall complete construction of the Neighborhood Recreation (HOA) Lot and amenities.* All improvements and amenities shall be consistent with the preliminary plan and the requirements herein such that the Park Site and Neighborhood Recreation Lot are in a "turn-key" condition **(Amended at City Council meeting of October 27, 2009).**
13. With respect to park fees paid or to be paid by Applicant, Applicant shall be entitled to a fee credit (or fee reimbursement for park fees already paid) to the extent of Applicant's actual on-site construction costs of the park improvements on the Park Site.
14. The applicant shall comply with all the mitigations contained and identified in the Mitigated Negative Declaration No. 2005-08.
15. All lots shall comply with minimum standards contained in the LEMC.
16. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
17. ~~The applicant shall comply with all conditions of the Riverside County Fire Department.~~
18. The applicant shall meet all requirements of Elsinore Valley Municipal Water District (EVMWD).
19. All future structural development associated with this map shall require separate Design Review approval.
20. ~~Prior to issuance of any grading permit and/or building permit, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department.~~
21. The applicant shall comply with the following City programs: the City Source Reduction and Recycling Element and Household Hazardous Waste Element, the County Solid Waste Management Plan and Integrated Waste Management Plan.
22. Prior to issuance of building permit, the applicant shall submit a letter of verification (will-serve letter) to the City Engineer, for all required utility services.
23. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
24. The Multiple Species Habitat Conservation Fee (MSHCP) will be due upon issuance of

each building permit.

25. The applicant shall pay all applicable fees including park fees.
26. The applicant shall meet all requirements of the providing electric utility company.
27. The applicant shall meet all requirements of the providing gas utility company.
28. The applicant shall meet all requirements of the providing telephone utility company.
29. A bond is required guaranteeing the removal of all trailers used during construction.
30. All signage shall be subject to Planning Division review and approval prior to installation.
31. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 AM and cease at 5:00 PM, Monday through Friday. Construction activity shall not take place on Saturday, Sunday, or any Legal Holidays.
32. ~~Prior to issuance of a Building Permit, the applicant shall annex into the appropriate Landscaping and Lighting Maintenance District (LLMD).~~
33. ~~Prior to issuance of a Building Permit, the applicant shall annex into the appropriate Community Facilities District (CFD).~~

ENGINEERING

34. Construct Elsinore Hills Road at full width secondary arterial standard (70'/90') within project boundaries by first certificate of occupancy.
35. Construct Elsinore Hills Road from the project's south boundary to Camino Del Norte (identified in the TIA as proposed CFD links H and G). Two full lanes and shoulders are the minimum requirement. At intersections, additionally widening will be required for left turn lanes-all prior to first certificate of occupancy. The roadway shall be designed to secondary arterial standards.
36. Construct Camino Del Norte to two full lanes and shoulders (proposed CFD link F) prior to first certificate of occupancy. The roadway shall be designed to be consistent with the approved General Plan Circulation Element.
37. Improve the intersection of Camino Del Norte and Main Street as determined by the approved Traffic Study prior to first certificate of occupancy.
38. Install a traffic signal at Main Street and the northbound 1-15 ramps prior to the 100th certificate of occupancy or as satisfied by the City Engineer pending Caltrans process (Amended at City Council Meeting of November 8, 2005).

39. Construct Elsinore Hills Road to full width and connect to Tract 25478 prior to first certificate of occupancy.
40. ~~Join the proposed CFD when it is formalized. If CFD is not formed, the project shall be eligible for fair share reimbursement from future developments in the area (Amended at City Council Meeting of November 8, 2005) if the CFD exists.~~
41. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval.
42. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
43. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to final map approval.
44. Construct all public works improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34).
45. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34).
46. Street and alley improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34).
47. ~~Applicant shall submit an updated traffic study which analyzes and mitigates the impact of this project on the affected infrastructure for staff approval.~~ Install a traffic signal at Camino Del Norte and Elsinore Hills Road and install ultimate intersection improvements prior to the 120th Certificate of Occupancy.
48. Applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to final map approval.
49. Applicant shall obtain any necessary Caltrans permits and meet all Caltrans requirements.
50. Desirable design grade for local streets shall not exceed 12%.
51. Interior streets shall be designed with 12% as the desired grade and intersecting streets shall meet at a maximum grade of 6 %
52. Pay all fees and meet requirements of encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).

53. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
54. The applicant shall install permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
55. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
56. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent.
57. ~~Provide fire protection facilities as required in writing by Riverside County Fire.~~
58. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
59. ~~Developer shall annex to the City's Street Lighting and Landscaping Maintenance District.~~
60. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
61. Applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
62. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay \$300 per sheet for City digitizing.
63. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
64. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall be required if the grading exceeds 50 cubic yards or the existing flow pattern is substantially modified as determined by the City Engineer. If the grading is less than 50 cubic yards and a grading plan is not required, a grading permit shall still be obtained so that a cursory drainage and flow pattern inspection can be conducted before grading begins.
65. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.

66. An Alquis-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
67. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control. All manufactured slopes greater than 30 ft. in height shall be contoured with drainage improvements installed per City Standards.
68. Prior to commencement of grading operations, applicant to shall provide to the City with a map of all proposed haul routes to be used for movement of import/export material. Such routes shall be subject to the review and approval of the ~~Planning Commission~~ and City Council, per LEMC 15.72.065 **(as amended by the Planning Commission at the July 6, 2010 meeting)**.
69. Applicant to provide to the City a photographic baseline record of the condition of all proposed public City haul roads. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.
70. Individual lot drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.
71. On-site drainage facilities located outside of road right-of-way should be contained within drainage easements shown on the final map. A note should be added to the final map stating: "Drainage easements shall be kept free of buildings and obstructions".
72. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
73. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer and the Riverside County Flood Control District prior to approval of final map. Developer shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
74. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards. All storm drain facilities larger than 36" will be accepted and maintained by the Riverside County Flood Control District.
75. Storm drain inlet facilities shall be appropriately stenciled to discourage illegal dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
76. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area whenever feasible.
77. 10-year storm runoff should be contained within the curb and the 100-year storm runoff should be contained within the street right-of-way. When either of these criteria is exceeded, drainage facilities should be installed.

78. A drainage acceptance letter will be necessary from the downstream property owners for conveying the proposed storm water run-off on private property.
79. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
80. Provide Tract Phasing Plan for the City Engineer's approval. Bond public improvements for each Phase as approved by the City Engineer.
81. Up-slope maintenance along right-of-ways shall be maintained by the city's lighting and landscaping maintenance assessment district or a homeowner's association.
82. Applicant shall comply with all NPDES requirements in effect; including the submittal of a Water Quality Management Plan (WQMP) as required per the Santa Ana Regional Water Quality Control Board.
83. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
84. Applicant shall provide the city with proof of his having filed a Notice of Intent with the Regional Water Quality Control Board for the National Pollutant Discharge Elimination System (NPDES) program with a storm water pollution prevention plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented.
85. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board for their storm water pollution prevention plan including approval of erosion control for the grading plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented for the development and including maintenance responsibilities.
86. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of stormwater quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
87. Applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.
88. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement shall be recorded to limit the slope, type of landscaping and wall placement.
89. Intersecting streets on the inside radius of a curve will only be considered when adequate sight distance is verified by a registered civil engineer.

90. Local streets shall have sixty (60) ft. right-of-way with forty (40) ft. curb-to-curb. Restricted local streets (cui-de-sacs) shall have fifty (50) ft. right-of-way with thirty-six (36) ft. curb-to-curb and a three (3) ft. utility easement on each side.
91. Restricted local interior double-loaded streets shall not have less than a 50 ft. Right-of-way with 36 ft. Curb-to-curb and a 3 ft. utility easement on each side of the street. Single-loaded local streets shall not have less than a 45 ft. right-of-way with a 3 ft. utility easement and 36 ft. curb-to-curb
92. No residential lot shall front and access shall be restricted on collector streets and so noted on the final map.
93. All parcels shall have direct access to public right-of-way or be provided with a minimum 30-foot ingress and egress easement to public right-of-way by separate instrument or through map recordation.
94. Upon demonstration to the City that an adjacent property owner is unable to gain reasonable access for an adjacent parcel (considering available option along the entire boundary of the parcel) to Elsinore Hills Road, City shall inform Developer and Developer agrees to take proactive measures to establish adequate access to accommodate the adjacent parcel. Alternatively, the City may require that Developer offer an easement for necessary ingress and egress solely to address the needs of the adjacent parcel. The conveyance of any easement pursuant to this condition shall not conflict with designated uses of property including any and all conservation, open space or mitigation use of property (Amended at City Council Meeting of November 8, 2005).
95. The Developer shall provide access to adjacent properties needing access through this development by public right-of-way or access easement based on a reasonable accessibility determination to the satisfaction of the City.
96. If right-of-way is abandoned as part of this development, then adjacent property affected by the abandonment's must still have access to public maintained right-of-way.
97. The final map shall show the abandonment of dedications of public right-of-way or easements by appropriate certifications on the map.
98. Developer to provide access to property owners and utility agencies to property to the west of the tract including during construction.
99. If necessary, applicant must submit a conditional letter of map revision (CLOMR) to FEMA prior to issuance of building permits. A letter of map revision (LOMR) must be approved from FEMA prior to the 50th certificate of occupancy.
100. Applicant shall record CC & R's for the tract prohibiting on-street storage of boats, motor homes, trailer, and trucks over one-ton capacity, roof mounted or front yard microwave satellite antennas. The CC & R's shall be approved by the Community Development

Director prior to recordation of final map.

101. Applicant shall cause to be recorded a CC&R's with recordation of final map which provides for irrevocable reciprocal parking, circulation, loading and landscape maintenance easement in favor of all lots subject to the approval of the director of Community Development & the City Attorney. The CC& R's shall enforce standards of building maintenance, participation in landscape maintenance, prohibition of outside vehicle or material storage.
102. Applicant shall provide a homeowner's association with CC & R's for maintenance of the open space.
103. Developer shall provide an approved open space conservation easement for the tracts open space with a fuel modification zone for a fire break to be maintained by a homeowner's association.
104. The large open space lots adjacent to residential lots shall have areas designated as fuel modification zones for a firebreak to be maintained by a homeowner's association.
105. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way will be owned and maintained by either a homeowner's association or private property owner.
106. Existing access easements over property must be addressed to the satisfaction of the easement owners prior to final map approval.
- 107. All waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or other phases of the construction shall be disposed of at appropriate recycling centers. The applicant should contract with CR&R Inc. for recycling and storage container services, but the applicant may use the services of another recycling vendor. Another recycling vendor, other than CR&R Inc., cannot charge the applicant for bin rental or solid waste disposal. If the applicant is not using CR&R Inc. for recycling services and the recycling material is either sold or donated to another vendor, the applicant shall supply proof of debris disposal at a recycling center, including verification of tonnage by certified weigh master tickets. (Amended at City Council Meeting of November 8, 2005).**
108. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. or current franchisee for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
109. Applicant shall pay all applicable development fees, including but not all inclusive: TUMF, MSHCP, TIF and area drainage fees.

CITY OF LAKE ELSINORE FIRE MARSHALL

General Conditions

110. **Lake Elsinore Fire Protection Planning Office Responsibility** - It is the responsibility of the recipient of Fire Department conditions to forward them to all interested parties. The permit number is required on all correspondence. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Fire Protection Planning Division at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225. The following fire department conditions shall be implemented in accordance with the Lake Elsinore Municipal Code and the adopted codes at the time of project building plan submittal, these conditions are in addition to the adopted code requirements.
111. **Blue Dot Reflectors** - Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.
112. **Minimum Hydrant Fire Flow** - Minimum required fire flow shall be 1,500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Average spacing between hydrants 500' and 250' maximum distance from any point on the street or road frontage to hydrant. Standard Fire hydrants shall be installed (6"x4"x2-1/2").
113. **Standard Fire Hydrants** - Super fire hydrants (6" x 4" x 2-2 1/2"), shall be located not less than 25 feet or more than 250 feet from any portion of the building as measures along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.
114. **Minimum Access Standards** - The following access requirements are required to be implemented to ensure fire department and emergency vehicular access. All roadways shall conform to the City of Lake Elsinore approved roadway standards but in no case shall the minimum fire department vehicular access be less the following provisions:
 - A. Twenty-four feet (24') clear width. Where parking is to be provided, each parking side shall be provided with eight (8') additional feet on each side of the fire department access.
 - B. Median openings or crossovers between opposing lanes of a divided highway or street shall be located only at approved intersections at intervals of not less than 500 feet. [Ord. 529 § 3.2(F), 1973].
 - C. The required all weather vehicular access shall be able to support no less than 70,000 lbs. over 2 axles.
 - D. Roadway gradient shall not exceed 15% on any access road, driveways, and perimeter roads.
 - E. Turning Radius shall be 26' inside and 38' outside for all access roads.
115. **Secondary Access** - In the interest of Public Safety, this project shall provide an Alternate or Secondary Access. Said access shall be constructed in accordance to the City of Lake Elsinore Engineering Department standards to accommodate full fire response and community evacuation.
116. **Separation of Occupancy** - A fire barrier wall for the separation of occupancies is

required per the California Building Code. Fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling. Such identification shall be located in accessible concealed floor, floor ceiling or attic spaces repeated at intervals not exceeding 30 feet along the wall, and include lettering not less than 0.5 inch in height, incorporating the suggested wording "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," or other wording.

Prior to Building Permit Issuance

117. **Plan Check Fee** - Building plan check fees shall be made payable to the "City of Lake Elsinore", and shall be submitted to the Fire Department at the time of plan submittal.
118. **Water System Plans** - Applicant and/or developer shall separately submit 2 sets of water system plans to the Fire Department for review. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. Mylars will be signed by the Fire Department after review and approval. Two (2) copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.
119. **Prior to Building Construction Verification** - This project shall be inspected and approved by the Fire Marshal or designee prior to bringing combustible materials on site. During such inspection all permanent road signs shall be in place, all hydrants shall on operating and approved for use by the water purveyor, and all permanent road surfaces shall be completed including primary and secondary access circulation.

Prior to Building Final Inspection

120. **Residential Fire Sprinkler Systems for Single family and two-family 13D** - Install a complete fire sprinkler system designed in accordance with California Residential Code, California Fire Code and adopted standards. A C-16 licensed contractor must submit plans, along with the current fee, to the Fire Department for review and approval prior to installation.

ADMINISTRATIVE SERVICES DEPARTMENT

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

121. Prior to approval of the Final Map, Parcel Map, Residential Design Review, or Conditional Use Permit (as applicable), the applicant shall annex into Community Facilities District No. 2015-1 (Safety) the Law Enforcement, Fire and Paramedic Services Mello-Roos Community Facilities District to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Public Safety services. Applicant shall make a seven thousand five hundred dollars (\$7,500) non-refundable deposit to cover the cost of the annexation, formation or other mitigation process, as applicable.

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

122. Prior to approval of the Final Map, Parcel Map, Residential Design Review, Conditional Use Permit or building permit (as applicable), the applicant shall annex into the Community Facilities District No. 2015-2 (Maintenance Services) to fund the on-going operation and maintenance of the public right-of-way landscaped areas and neighborhood parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services. Applicant shall make a seven thousand five hundred dollars (\$7,500) non-refundable deposit to cover the cost of the annexation, formation or other mitigation process, as applicable.

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 December 13, 2016. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____