

Appendix E

Conditions of Approval

**CONDITIONS OF APPROVAL FOR
ANNEXATION NO. 79**

**LOCATED APPROXIMATELY ONE MILE EAST OF INTERSTATE 15,
SOUTH OF HIGHWAY 74, NORTH OF SECOND STREET, WEST OF
ROSETTA CANYON DRIVE, AND EAST OF CONARD AND CAMBERN
AVENUES**

PLANNING DIVISION

1. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
2. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this annexation by the City Council. A check made payable to the Riverside County Clerk, in the amount of \$1,800.00 has been requested from the applicant to pay for the cost of filing the Notice that shall include this annexation and all other related cases.
3. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with Mitigated Negative Declaration No. 2007-01.
4. The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
5. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of approval.
6. Annexation No. 79 and its related cases shall not take effect unless and until the Third Street Annexation has been successfully completed leaving no unincorporated County "islands" in this area.

(End of Conditions)

CONDITIONS OF APPROVAL FOR
RAMSGATE SPECIFIC PLAN NO. 89-1 SIXTH REVISION
LOCATED APPROXIMATELY ONE MILE EAST OF INTERSTATE 15,
SOUTH OF HIGHWAY 74 AND WEST OF GREENWALD AVENUE

PLANNING DIVISION

1. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
2. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this specific plan amendment by the City Council. A check made payable to the Riverside County Clerk, in the amount of \$1,800.00 has been requested from the applicant to pay for the cost of filing the Notice that shall include this specific plan amendment and all other related cases.
3. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with Mitigated Negative Declaration No. 2007-01.
4. The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
5. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of approval.
6. The applicant shall submit 15 final revised copies upon approval of Ramsgate Specific Plan No. 89-1 Sixth Revision if necessary to complete the processing of this application.

(End of Conditions)

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25473 REVISION NO. 1
A subdivision of 58.7+ acres into 164 residential lots,
a water tank site, three water quality basins, and eight (8) open space lots.
on a portion of APN 349-270-001

Final Conditions of Approval, May 23, 2006

PLANNING DIVISION

1. Tentative Tract Map No. 25473 Revision No. 1 will expire with the expiration of the applicable Development Agreement for Ramsgate and its accompanying Operating Memorandum(s) of Understanding, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 25473 Revision No. 1 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards or legislative body concerning Tentative Tract Map No. 25473 Revision No. 1, 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. If the City fails to promptly notify the Applicant of any such claim or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
4. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this map by the City Council. The applicant shall forward to the Planning Department secretary, a check made payable to the Riverside County Clerk, in the amount of \$1,314.00 to pay for the cost of such filing. This check shall be received by the secretary no more than 48 hours from the approval by the Council.
5. The applicant shall provide to the Community Development Director within 30 days of approval, a final approved version of the project in digitized format.
6. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with Mitigated Negative Declaration No. 2006-01, unless superseded by these Conditions.
7. The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.

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8. This map must comply with the Development Standards and Design Guidelines approved with the Ramsgate Specific Third Revision (SP). Construction of the property is subject to all the Conditions of Approval of the SP unless superceded by these conditions.
 - a. All lots shall comply with the minimum standards contained in the Residential Development Regulations contained in the SP, including lot frontage minimums and corner lot requirements.
 - b. Where the SP is silent, Title 16 and 17 of the Lake Elsinore Municipal Code shall apply.
9. Construction on the property covered by this map is subject to the terms and conditions of the Development Agreement and accompanying Operating Memorandum(s) of Understanding for the Ramsgate Specific Plan.
10. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the tentative map approval by the City Council.

PRIOR TO FINAL TRACT MAP:

11. The applicant shall comply with the requirements of the Riverside County Fire Department as specified in the Department transmittal attached.
12. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
13. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
14. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
15. The applicant shall initiate and complete the formation of a homeowners' association approved by the City, recorded and in place. All Association documents shall be reviewed and approved by the City and recorded, such as the Articles of Incorporation and Covenants, Conditions and Restrictions (CC&Rs). The HOA shall be responsible for the maintenance of all open space areas and maintenance easement areas. The HOA shall maintain or coordinate with an appropriate agency approved by the Community Development Director, for such maintenance.
 - a. In the event that the Homeowners' Association fails to meet its responsibilities with regards to the maintenance of open space areas, the Lighting, Landscaping and

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Maintenance District shall automatically provide such maintenance and assess the HOA for such service.

- b. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - c. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.
 - d. Access roads in the tract shall provide landscaped areas on both sides of the roadway, and the landscaped areas shall be maintained by the HOA.
16. All lettered lots shall be owned and maintained by the HOA or other entity approved by the Community Development Director and so noted on the Final Map.
17. The Final Map shall identify downslopes adjacent to streets as open space lots maintained by the HOA or as HOA Maintenance Easements. These HOA Maintenance Easements shall be planted, irrigated and maintained by the HOA. Where such slopes are within MSHCP Conservation areas, the applicant shall confer with the Community Development Director or his designee regarding appropriate methods to re-establish natural vegetation, consistent with the MSHCP Guidelines.

PRIOR TO GRADING AND BUILDING PERMITS:

18. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
19. Upon violation by the applicant of the City's Noise Ordinance or Condition of Approval # 17, applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and Condition of Approval # 18. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.
20. Prior to the issuance of a building permit, the applicant shall pay the City's Multiple Species Habitat Conservation Plan Local Development Mitigation Fee in effect at that time. The current fee for residential development with a density of less than 8.0 dwelling units per acre is \$1,651 per dwelling unit.

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21. The Ramsgate SP project area is not within a Redevelopment Agency designated area.
22. The applicant shall comply with the requirements of the Lake Elsinore Unified School District under the provisions of SB 50, wherein the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District.
23. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the Elsinore Valley Municipal Water District (EVMWD). The applicant shall comply with the comments from the EVMWD in their letter dated 12-7-04.
24. All storm drains are to be maintained in accordance with the cooperative agreement with the Riverside County Flood Control and Water Conservation District.
 - a. The homeowners' association shall maintain water quality basins, landscaping, and open space drainage.
25. The developer shall submit plans to the electric utility company to layout the street lighting system. The cost of street lighting, installation, and energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and installed in accordance with City Standards.
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. Landscape Plans for the tract shall include vegetative screening of retention basins and both sides of service roads and drainage easements.
32. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning

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Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

PRIOR TO DESIGN REVIEW:

33. All future structural development associated with this map requires separate Design Review approval.
34. Elevation drawings for Design Review shall include four-sided architectural features for both the first and second story. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view and not visible due to elevation changes. In those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived.
35. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer prior to the issuance of a Certificate of Occupancy.
36. Downslopes adjacent to streets shall be maintained by the HOA.
37. A detailed fencing plan shall be required for review and approval during the Design Review process.
 - a. The applicant shall install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines for the Ramsgate Specific Plan.
 - b. Where views to open space are important, the applicant shall provide the appropriate view fencing.
38. A detailed phasing plan shall be required for review and approval during the Design Review process.
 - a. Construction phasing plans shall include the location of construction fencing for each phase.
 - b. Construction phasing plans shall indicate primary and secondary access and the location of all utilities for each phase.

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- c. Construction phasing plans shall be designed to avoid construction traffic from entering occupied neighborhoods to the greatest extent possible. For safety purposes construction phasing plans shall also be designed such that new residents can avoid traveling through construction areas.
 - d. Construction traffic shall avoid entering existing Tuscan Hills neighborhoods to access the site whenever feasible. If Greenwald and Bella Vista are open to traffic, construction vehicles shall utilize these roadways, or provide a Construction Traffic Plan for review and approval by the Community Development Director.
39. Primary and secondary access roads for each phase as identified on the map "Fire Access Table" shall be fully constructed and open to the public prior to the issuance of the Certificates of Occupancy for each phase of the tract.
40. *Prior to the issuance of any building permit in the Phase 2 construction of Tentative Tract Map No. 25473 Revision No. 1, the applicant shall complete all improvements to La Strada Road frontage consistent with the then applicable General Plan specifications, which improvements may include a raised landscaped median.*
- Added by Planning Commission, May 2, 2006.*
41. Within 90 days of Council approval of this tract, the developer shall submit to the Community Development Department for review and approval conceptual plans for enhanced landscaping along the La Strada Road frontage of this tract. Enhanced landscaping shall include a meandering sidewalk, pedestrian street furniture, and plant species of such quantities and size as to provide an "instant" landscaped frontage to the project.

ENGINEERING DIVISION

General Requirements:

- 42. 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.
- 43. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
- 44. 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.

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45. Tract Phasing Plan shall be approved by the City Engineer. Bond public improvements for each Phase as approved by the City Engineer.
46. An Encroachment Permit shall be obtained prior to any work on City right-of-way.
47. All utilities except electrical over 12 KV shall be placed underground, as approved by the serving utility. 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.
48. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
49. The applicant shall install permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
50. Provide fire protection facilities as required in writing by Riverside County Fire. 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.
51. 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. Maintenance access road or trail to Open Spaces shall be provided.
52. Subject to the Development Agreement and MOUs for Ramsgate, the applicant shall pay all applicable development fees, unless otherwise specified in the Development Agreement /OMOU.
53. 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.
54. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards. An access road for maintenance to detention/ water quality basins shall be provided.
55. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
56. Street improvements including street lighting, traffic signals, and traffic signing and striping shall be required as part of this project. The improvements shall be prepared by a registered

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civil engineer and shall meet city and/or Riverside County standards, and shall be approved by the City Traffic Engineer.

57. Street lighting and landscaping on public right-of-way shall be maintained by a maintenance assessment district or a homeowner's association.
58. 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. An access road for maintenance shall be provided.
59. 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 CC&R Inc. for recycling and storage container services, but the applicant may use the services of another recycling vendor. Another recycling vendor, other than CC&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 weight master tickets.
60. Protect palm trees in place, or contact the Community Services of City of Lake Elsinore for Palm Tree Preservation Program, LEMC 5.78 Ordinance 1044 if palm trees exist onsite.
61. 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.
62. Roof drains shall not be allowed to outlet directly through coring in the street curb.
63. Roofs should drain to a landscape area.
64. 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.
65. 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 storm water quality in the Riverside County NPDES Drainage Area Management Plan.
66. The developer shall redesign or demonstrate that the intersection of Streets "A" and "H" can meet a sight distance (250' min.) for 35 mph.

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67. The developer shall ensure accessibility to open space areas for maintenance purposes.
- Prior to Approval of Final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:
68. A precise survey, with closures for boundaries and all lots shall be provided per the LEMC.
69. Applicant shall record CC&R's for maintenance of slopes and drainage facilities, within the project. The CC&R's shall be approved by the Planning Director prior to recordation of final map.
70. 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.
71. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC).
72. Make an offer of dedication for all public streets and easements required by these conditions or shown on the Tentative Map. All land so offered shall be granted to the City free and clear of all liens and encumbrances and without cost to the city.
73. Some of the improvements shown on the Map and/or required by these conditions are located offsite on property which neither the City nor the subdivider may have no title or interest to permit the improvements to be made without acquisition of title or interest. The subdivider shall pay all costs for acquisition of title or interest.
74. A Calif. Registered Civil Engineer shall prepare street and drainage improvement plans and specifications. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34). Street improvement plans shall show existing and future profiles at centerline of street, at top of curb and at centerline of the alley. The profiles and contours will extend to 50' beyond the property limits.
75. Interior streets shall be dedicated and improved to public residential street standards (40'/60') or as shown in the map.
76. Construct half street improvements plus 12 feet on La Strada (90/64) along the project frontage (from existing improvements to C Street). The improvements shall include ac pavement, curb and gutter, sidewalk, street lighting, signing and striping, and necessary drainage improvements. Should this project develop ahead of Tract 32077, a temporary cul-de-sac and road end treatments shall be provided west of C Street, as approved by the City

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Engineer. Note: the developer may coordinate with approved Tract 32077 for required improvement responsibilities of La Strada.

77. Prior to the 121st certificate of occupancy for the project, the applicant shall provide for permanent all weather secondary access to Greenwald Avenue. At the discretion of the City Engineer, the applicant may provide a financial guarantee for the future construction of the secondary access to Greenwald in the event that the City Engineer determines that the secondary access is being constructed by others and the acceptance of the access has not been fully received by the City.
78. Traffic Signing and Striping plans shall be installed in accordance with the plans approved by the City Traffic Engineer.
79. The applicant shall provide for its fair share a financial guarantee for the future construction of the La Strada extension.
80. Prior to the 121st certificate of occupancy for the project, or if warranted, the applicant shall construct a traffic signal at Summerhill Drive and La Strada Street. The applicant may enter into a reimbursement agreement in conjunction with the City to provide for the reimbursement or future fee credits for the funding and construction of the traffic signal.

Prior to Issuance of a Grading Permit:

81. Submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
82. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
83. An Alquist Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present onsite unless a registered geologist provides verification that the project is exempt.
84. Applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals for the BMPs in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
85. 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

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describes BMP's that will be implemented for the development and including maintenance responsibilities.

Prior to Issuance of Building Permit:

86. All public works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.
87. Street dedications and abandonment shall be processed and approved prior to building permit issuance.
88. 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 and specify the technical data for the water service at the location, such as water pressure and volume, etc. Submit this letter prior to applying for a building permit.
89. Pay all Capital Improvement Mitigation and Plan Check fees (LEMC 16.34).
90. Prior to the issuance of building permits, the applicant shall pay its fair share cost of offsite project related traffic improvements through the participation or payment of applicable fees, or its fair share participation in the construction of the facilities for fee credits.

Prior to Occupancy:

91. Applicant shall protect all downstream properties from damages caused by alteration of the drainage patterns, i.e., concentrations or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. A maintenance mechanism shall be in place for any private drainage facilities constructed onsite or offsite. Any grading or drainage onto private offsite or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected landowner.
92. Pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of offsite public works improvements (LEMC 12.08, Res. 83-78). All fees and requirements for an encroachment permit shall be fulfilled before Certificate of Occupancy.
93. 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.

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94. All compaction reports, grade certification, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of offsite improvements will be scheduled and approved.
95. All public improvements shall be completed in accordance with the approved plans to the satisfaction of the City Engineer.
96. All traffic signing and striping shall be completed in accordance with the approved plans to the satisfaction of the City Traffic Engineer.
97. Water and sewer improvements shall be completed in accordance with Water District requirements.
98. Prior to the 121st certificate of occupancy for the project, the applicant shall provide for permanent all weather secondary access to Greenwald Avenue. At the discretion of the City Engineer, the applicant may provide a financial guarantee for the future construction of the secondary access to Greenwald in the event that the City Engineer determines that the secondary access is being constructed by others and the acceptance of the access has not been complete received by the City.
99. Prior to the 121st certificate of occupancy for the project, or if warranted, the applicant shall construct a traffic signal at Summerhill Drive and La Strada Street. The applicant may enter into a reimbursement agreement in conjunction with the City to provide for the reimbursement or future fee credits for the funding and construction of the traffic signal.

COMMUNITY SERVICES DEPARTMENT

100. With the construction of the Rosetta Canyon Community Park, the developer shall pay park in-lieu fees of \$1,600 per unit (164 @ \$1,600 ea. = \$262,400).
101. The developer is required to participate in the "Public Facility" fee program.
102. The developer shall comply with all NPDES storm water requirements.
103. The HOA shall maintain all interior landscaping, retention areas, all natural and manufactured slopes, open space, water quality basins and other drainage facilities, easements, exterior walls, and fuel modification areas.
104. Any private park facilities or community center shall be operated and maintained by the HOA with no park credits given for such improvements.

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105. The developer shall comply with all City ordinances regarding construction waste and debris removal and recycling, per Section 8.32 of the Lake Elsinore Municipal Code.
106. The developer shall participate in the City-wide Lighting and Landscape Maintenance District. The developer shall annex into LLMD District 1 for all exterior landscaping to be maintained by the City.
107. The developer shall provide the City with an inventory of all street signs, street markings, street trees and total square footage of all streets in a digital format acceptable to the City.
108. Secondary access shall be clearly defined as part of the development.
109. The developer shall provide City curb, gutter and sidewalk requirements.
110. The City's Landscape Architect shall review all landscape and/or irrigation plans prior to acceptance by the City.

ADMINISTRATIVE SERVICES DEPARTMENT

111. Prior to the issuance of the first building permit, the applicant shall annex into Community Facilities District No. 2003-01 to offset any annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.
112. Prior to issuance of the first building permit, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset any annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.
113. Upon completion of the Fire Station Impact Study, the developer shall pay his fair share of the fire station impact fee.

(Riverside County Fire Department Conditions of Approval attached.)
(Elsinore Valley Municipal Water District letter dated 12-7-04 attached.)
(End of Conditions)

CONDITIONS PER CAP J. KORRIG. EL

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Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

LE-TR 25473

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT DRAFT

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

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING DRAFT

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999 MAP-#7-ECS-HAZ FIRE AREA DRAFT

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

50.FIRE.999 MAP*-#43-ECS-ROOFING MATERIAL DRAFT

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

Library Conditions

50. PRIOR TO MAP RECORDATION

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

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

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

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999 MAP-#004 FUEL MODIFICATION DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.

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Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE.999 MAP-#004 FUEL MODIFICATION (cont.) DRAFT

- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999 MAP-#50C-TRACT WATER VERIFICA DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE.999 MAP - SECONDARY/ALTER ACCESS DRAFT

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s) as stated in the Transportation Department conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.



City of Lake Elsinore
 Planning Division
 130 S. Main Street
 Lake Elsinore, CA 92530
 (951) 674-3124
 (951) 471-1419 fax

RECEIVED

DEC - 1 2004

E.V.M.W.D.
 ENGINEERING DEPT., E.S.

CITY OF LAKE ELSINORE
 RECEIVED

DEC 08 2004

PLANNING DEPT.

Request for Review and Comments

The attached materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the City's Community Development Department. Please review the proposed project based on your agency's designated area of interest, expertise, and/or jurisdiction. Your comments, recommendations, or conditions are requested so that they can be incorporated in the final project plan check or staff report for this particular case.

To:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> County Fire Department | <input checked="" type="checkbox"/> EVMWD |
| <input checked="" type="checkbox"/> Assistant City Manager | <input type="checkbox"/> County Planning Department | <input checked="" type="checkbox"/> LEUSD |
| <input checked="" type="checkbox"/> Director of Community Development | <input type="checkbox"/> County Health Department | <input checked="" type="checkbox"/> SCE |
| <input checked="" type="checkbox"/> Director of Community Services | <input type="checkbox"/> Riverside Transit Authority | <input checked="" type="checkbox"/> Verizon |
| <input checked="" type="checkbox"/> Director of Administrative Services | <input type="checkbox"/> City of Canyon Lake | <input checked="" type="checkbox"/> The Gas Company |
| <input checked="" type="checkbox"/> Engineering Manager | <input type="checkbox"/> Caltrans District #8 | <input checked="" type="checkbox"/> Comcast Cable Co. |
| <input checked="" type="checkbox"/> Building & Safety Manager | <input checked="" type="checkbox"/> U.S. Postmaster | <input checked="" type="checkbox"/> CR&R Disposal |
| <input checked="" type="checkbox"/> Planning Manager | <input type="checkbox"/> U.S. Fish & Wildlife Services | <input checked="" type="checkbox"/> Elsinore Water District |
| <input checked="" type="checkbox"/> L.E. Police | <input type="checkbox"/> U.S. Army Corp of Engineers | <input checked="" type="checkbox"/> Mosquito & Vector Control |
| | <input type="checkbox"/> CA Department of Fish & Game | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Riv. County Flood Control District | |

Date: November 29, 2004

From: Carole Donahoe, Project Planner
 (951) 674 3124, ext. 287
 E-mail: cdonahoe@lake-elsinore.org

Project Title: TTM No. 25473 amdt. # 1 (please refer to this number when responding)

Applicant: Dan Hosseinzadeh/Hunsaker & Assoc. 3 Hughes, Irvine, CA 92618
 Owner: Kristine Zortman/White Rock Acquisition C., L.P.

Project Description: Subdivision of 159 single family residential lots on approximately 57.1 acres including 15.2 acres designated open space.

Project Location: The subject site is located north of La Strada in the southeast corner of the Ramsgate Specific Plan. (APN: a portion of 349-270-001)

Reply by: December 20, 2004 CRS: 854

COMMENTS: (attach a separate sheet if necessary)
 WATER AND SEWER WILL BE AVAILABLE AFTER DEVELOPER DESIGNS AND CONSTRUCTS FACILITIES PER DISTRICT STANDARDS.
 REQUEST WILL SERVE LETTER FROM EVMWD

Date: 12/7/04 Name/Title: CHER QUINONES, ENG COORDINATOR

Telephone: 951-674-3146 e-mail: _____ Signature: Cher Quinones

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

A subdivision of 19.5+ acres into 70 single family residential lots and 6 (six) open space lots,
including a detention basin, on APNs 347-330-001, -002, -065, and -067 thru -073.

Revised by Planning Commission 7-17-07

PLANNING DIVISION

1. Tentative Tract Map No. 32537 will expire two (2) 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 of Lake Elsinore City Council in accordance with the Subdivision Map Act (SMA). Additional extension of time (36 months maximum time per the SMA) may be granted with City Council approval.
2. Tentative Tract Map No. 32537 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
4. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this map by the City Council. The applicant shall forward to the Planning Department secretary, a check made payable to the Riverside County Clerk, in the amount of \$1,800.00 to pay for the cost of such filing, in accordance with filing fees effective January 1, 2007. This check shall be received by the secretary no more than 48 hours from the approval by the Council.
5. The applicant shall provide to the Community Development Director within 30 days of approval, a final approved version of the project in digitized format.
6. The applicant shall comply with the Mitigation Monitoring and Reporting

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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Revised by Planning Commission 7-17-07

Program (MMRP) adopted for this project, as printed with Mitigated Negative Declaration No. 2007-01 for Ramsgate Specific Plan No. 89-1 Sixth Revision, unless superceded by these Conditions.

7. The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
8. This map must comply with the Development Standards and Design Guidelines approved with the Ramsgate Specific Plan No. 89-1 Sixth Revision (SPA6). Construction of the property is subject to all the Conditions of Approval of SPA6 unless superceded by these conditions.
 - a. All lots shall comply with the minimum standards contained in the residential Development Regulations contained in the SP, including lot frontage minimums and corner lot requirements.
 - b. Where the SP is silent, Title 16 and 17 of the Lake Elsinore Municipal Code shall apply.
9. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the tentative map approval by the City Council.

PRIOR TO FINAL TRACT MAP:

10. The applicant shall comply with the requirements of the Riverside County Fire Department as specified in the Department transmittal dated February 25, 2007, attached.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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Revised by Planning Commission 7-17-07

11. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
12. No phasing is proposed for this map.
13. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
14. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
15. The applicant shall initiate and complete the formation of a homeowners' association approved by the City, recorded and in place. All Association documents shall be reviewed and approved by the City and recorded, such as the Articles of Incorporation and Covenants, Conditions and Restrictions (CC&Rs). The HOA shall be responsible for the maintenance of all open space areas and maintenance easement areas. The HOA shall maintain or coordinate with an appropriate agency approved by the Community Development Director, for such maintenance.
 - a. In the event that the Homeowners' Association fails to meet its responsibilities with regards to the maintenance of open space areas, the Lighting, Landscaping and Maintenance District shall automatically provide such maintenance and assess the HOA for such service.
 - b. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - c. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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Revised by Planning Commission 7-17-07

- d. The developer shall provide landscaped areas on both sides of any access roadways within the tract, and the landscaped areas shall be maintained by the HOA.
 - e. *The CC&Rs shall expressly designate the City of Lake Elsinore as a third party beneficiary to the CC&Rs such that the City has the right, but not the obligation, to enforce the provisions of the CC&Rs.
(Added by Planning Commission, 7-17-07).*
 - f. *The CC&Rs shall designate the homeowners' association as the entity responsible for maintenance, repair, irrigation, and stability of all slopes within the common area as such term is defined in the CC&Rs.
(Added by Planning Commission, 7-17-07).*
16. All lettered lots shall be owned and maintained by the HOA or other entity approved by the Community Development Director and so noted on the Final Map.
17. The Final Map shall identify downslopes adjacent to streets as open space lots maintained by the HOA or as HOA Maintenance Easements. These HOA Maintenance Easements shall be planted, irrigated and maintained by the HOA.

PRIOR TO GRADING AND BUILDING PERMITS:

18. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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Revised by Planning Commission 7-17-07

19. Upon violation by the applicant of the City's Noise Ordinance or the Condition of Approval immediately previous, applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and related Condition of Approval. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.
20. The applicant shall install a weatherproofed 3' X 3' sign at the entrance to the project site identifying the approved days and hours of construction activity, and a statement that complaints regarding the operation can be lodged with the City of Lake Elsinore Code Enforcement Division (951) 674-3124.
21. Prior to the issuance of a building permit, the applicant shall pay the City's Multiple-Species Habitat Conservation Plan Local Development Mitigation Fee in effect at that time.
22. Prior to the issuance of a building permit, the applicant shall pay the Stephens' Kangaroo Rat mitigation fee in accordance with the Stephens' Kangaroo Rat Habitat Conservation Plan.
23. If clearing or grading is to occur during the raptor breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine if breeding or nesting raptors species occur within the impact area. The survey shall take place within seven (7) days prior to disturbance of the site. If a nest occurs in a tree to be affected, the tree shall not be removed while the nest is active (January 15 through July 15, or until nesting is completed). No clearing, grubbing, grading, or other construction activities shall occur within 500 feet of occupied tree-nesting raptor habitat during the raptor breeding season. If there are no raptors nesting (includes nest building or other breeding/nesting

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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38. All signage shall be subject to Planning Division review and approval prior to installation.
39. Landscape Plans for the tract shall include vegetative screening of retention basins and both sides of service roads and drainage easements.
40. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.
41. The project shall provide primary and secondary access through all phases of development. Before combustible materials are brought to the site, the applicant shall provide two points of access acceptable to the Riverside County Fire Department.
42. The project shall implement the following mitigation measures:
 - a. Use construction equipment with low emission factors and high-energy efficiency where possible.
 - b. Perform regularly scheduled engine maintenance to minimize equipment emissions.
 - c. Provide site improvements such as street lighting, street furniture, route signs, and sidewalks or pedestrian paths.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

A subdivision of 19.5+ acres into 70 single family residential lots and 6 (six) open space lots,
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Revised by Planning Commission 7-17-07

- d. Building homes that exceed minimum statewide energy construction requirements beyond Title 24.

PRIOR TO DESIGN REVIEW:

43. All future structural development associated with this map requires separate Design Review approval.
44. Elevation drawings for Design Review shall include four-sided architectural features for both the first and second story. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view and not visible due to elevation changes. In those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived.
45. Architectural designs shall include the mitigation measures that reduce noise with mechanical ventilation and dual glazed windows as required by the MMRP.
46. All access roads or easements shall be landscaped on both sides of the roadway and maintained by the HOA.
47. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer prior to the issuance of a Certificate of Occupancy.
48. Downslopes adjacent to streets shall be maintained by the HOA.
49. A detailed fencing plan shall be required for review and approval during the Design Review process.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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- a. The applicant shall install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines for the Ramsgate Specific Plan.
 - b. Where perimeter walls separate the project from existing residences, the walls shall be installed prior to the commencement of construction of models and production units, to minimize construction noise and dust impacts to adjacent residents as much as possible.
 - c. Where views to open space are important, the applicant shall provide the appropriate view fencing.
 - d. Plans shall include the design of noise barrier walls required as mitigation measures for the project along Third Street. Appropriate landscaping shall be required to soften the visual impact of these walls if necessary.
 - e. Retaining walls along Third Street shall require landscaping that provides a green effect, such as trailing vines, to soften the appearance of these walls.
50. A detailed construction phasing plan shall be required for review and approval during the Design Review process.
- a. Construction phasing plans shall include the location of construction fencing for each phase.
 - b. Construction phasing plans shall indicate primary and secondary access and the location of all utilities for each phase.
 - c. Construction phasing plans shall be designed to avoid construction traffic from entering occupied neighborhoods to the greatest extent possible. For

CONDITIONS OF APPROVAL FOR
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Revised by Planning Commission 7-17-07

safety purposes construction phasing plans shall also be designed such that new residents can avoid traveling through construction areas.

51. Primary and secondary access roads for each phase as identified on the map "Fire Access Table" shall be fully constructed and open to the public prior to the issuance of the Certificates of Occupancy for each phase of the tract.
52. Prior to the first Certificate of Occupancy, the project developer shall participate in funding its fair-share for offsite improvements identified by the project's traffic study to serve cumulative future conditions for the following intersections:
 - a. Dexter Avenue at Third Street: towards first northbound, southbound and eastbound left-turn lanes, the associated restriping, and a traffic signal.
 - b. Dexter Avenue at Second Street: towards first northbound, southbound, eastbound and westbound left-turn lanes, and a traffic signal.
 - c. Cambern Avenue at Third Street: towards first northbound, southbound, eastbound and westbound left-turn lanes, and a traffic signal.
 - d. Conard Avenue at Central Avenue: towards first southbound through lane, a southbound right-run overlap to existing right turn lane, third eastbound through travel lane, third westbound through travel lane, westbound turn lanes, the associated restriping, and a traffic signal.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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ENGINEERING DIVISION

General Requirements:

53. The annexation process shall be completed in order for the City to have regulatory jurisdiction of this project.
54. 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.
55. Prior to commencement of grading operations, the applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
56. All grading shall be done under the supervision of a geotechnical engineer who 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.
57. This project shall comply with the recommendations of the traffic study prepared by Urban Crossroads dated January 23, 2007.
58. The applicant shall provide a Tract Phasing Plan for the City Engineer's approval. The applicant shall bond public improvements for each Phase as approved by the City Engineer.
59. An Encroachment Permit shall be obtained prior to any work on City right-of-way.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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60. 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. Overhead utilities shall be undergrounded.
61. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
62. The applicant shall obtain any necessary County permits and meet all County requirements for any work within the County right-of-way.
63. The applicant shall install permanent bench marks per Riverside County Standards at locations to be determined by the City Engineer.
64. The applicant shall provide fire protection facilities as required in writing by Riverside County Fire. The fuel modification zone shall be maintained by a homeowner's association.
65. The applicant shall install blue dot markers at all fire hydrant locations.
66. The applicant shall pay all applicable development fees, including but not all inclusive to: TUMF, MSHCP, TIF and area drainage fees.
67. The 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 is exceeded, drainage facilities shall be provided.
68. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
69. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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Division before final inspection of public works improvements will be scheduled and approved.

70. Up-slope maintenance along right-of-ways shall be maintained by a homeowner's association.
71. All open space and slopes except for public parks, schools, and flood control district facilities, outside the public right-of-way, shall be owned and maintained by the homeowner's association.
72. All waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or other phases of construction shall be disposed of at appropriate recycling centers. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall contract with CR&R Inc. for recycling and storage container services.
73. Some of the improvements shown on the Map and/or required by these conditions are located in the County of Riverside or on private property. The developer shall be responsible for obtaining necessary permits and approvals needed to complete the required offsite improvements.
74. On-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
75. 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.
76. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
77. Applicant shall comply with all NPDES requirements in effect; including the

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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submittal of an Water Quality Management Plan (WQMP) as required per the Santa Ana Regional Water Quality Control Board. The requirements of WQMP may affect the overall layout of the project. Therefore, WQMP submittal should be during the initial process of the project.

78. 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 storm water quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan. *(Required for lot of one acre or more)*
79. Applicant shall provide BMP's that will reduce storm water pollutants from parking areas and driveway aisles. *(Required for lot of one acre or more)*
80. City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of "**Storm water Pollution, What You Should Know**" describing preventing measures are available at City Hall.

PLEASE NOTE: The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waver – is *strictly prohibited* by local ordinances and state and federal law.

Prior to Approval of final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

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Revised by Planning Commission 7-17-07

81. Construct streets A and B per County Standard 104A (60'/40').
82. Construct Sassy Lane per County Standard 106A Modified (50'/36').
83. Construct a 28' wide ac pavement (3" over native) on Third Street, from Conard Avenue to Dexter Avenue.
84. 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.
85. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
86. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
87. Make an offer of dedication for all public streets and easements required by these conditions or shown on the Tentative Map. All land so offered shall be granted to the City free and clear of all liens and encumbrances and without cost to the city.
88. Applicant shall submit signing and striping plans for the required street improvements and a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All signing and striping and traffic control devices shall be installed prior to final inspection of public improvements. These include Street Name Signs, No Parking and Street Sweeping Signs for streets within the tract.
89. A Calif. Registered Civil Engineer shall prepare street and traffic improvement plans and specifications. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 32537

A subdivision of 19.5+ acres into 70 single family residential lots and 6 (six) open space lots, including a detention basin, on APNs 347-330-001, -002, -065, and -067 thru -073.

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(LEMC 12.04 and 16.34). Street improvement plans shall show existing and future profiles at centerline of street, at top of curb and at centerline of the alley. The profiles and contours will extend to 50' beyond the property limits.

90. All Public Works improvements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval. The improvements shall include street and drainage improvements, street lighting, and associated traffic improvements related to the project.

Prior to Issuance of a Grading Permit

91. Submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
92. Construction Project access and hauling route shall be submitted and approved by the City Engineer,
93. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
94. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
95. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading and/or drainage acceptance from the adjacent property owners prior to grading permit issuance.
96. Applicant to provide erosion control measures as part of their grading plan.

CONDITIONS OF APPROVAL FOR
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The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.

97. 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 for the development including maintenance responsibilities. The applicant shall submit the SWPPP to the City for review and approval.

Prior to Issuance of Building Permit

98. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.
99. 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 and specify the technical data for the water service at the location, such as water pressure and volume etc. Submit this letter prior to applying for a building permit.
100. Pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).

Prior to Occupancy

101. Pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of off-site public works improvements (LEMC12.08, Res.83-78). All fees and requirements for an encroachment

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permit shall be fulfilled before Certificate of Occupancy.

102. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.
103. All public improvements shall be completed in accordance with the approved plans to the satisfaction of the City Engineer.
104. Water and sewer improvements shall be completed in accordance with Water District requirements.
105. Prior to Occupancy, the project developer shall participate in the phased construction of the off-site improvements as identified in this project's approved Traffic Study, dated January 23, 2007. Participation may be satisfied through the payment of the Traffic Impact Fee, Transportation Uniform Mitigation Fee and the project's fair share contribution towards other off-site improvements not included in the active fee programs. The Project's fair share contribution which is not included in the active fee programs is identified in the approved Traffic Study to serve cumulative future impacts.
106. The project owner shall submit as-built plans and shall be responsible for revising the mylar plans. A digital copy of all completed public improvement plans shall also be provided. A bond (amount to be determined by the City Engineer) is required to guarantee compliance of this requirement.

DEPARTMENT OF ADMINISTRATIVE SERVICES

107. **Annex into CFD 2003-1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall annex into Community Facilities District 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and

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maintenance issues in the City.

108. **Annex into LLMD No. 1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable) the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.
109. **Fire Station Impact Fee and Other Impact Fees:** Upon completion of the Fire Station Impact Study and other impact fee studies, developer shall pay impact fee.
110. **CFD for Park, Parkway, Open Space and Storm Drain Maintenance:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall form a Mello-Roos Community Facilities District to fund the on-going operation and maintenance of the new parks, 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.

COMMUNITY SERVICES DEPARTMENT

111. The developer shall pay park fees of \$1,600 per unit (\$112,000). The proposed parks are not eligible for park credits.
112. The developer is required to participate in the "Public Facility" fee program.
113. The developer shall comply with all NPDES storm water requirements.
114. All interior landscape, recreation areas, facilities and/or open space shall be

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maintained by the HOA. No park credits shall be given.

115. The HOA shall maintain all park and common landscape areas.
116. The HOA shall maintain all drainage facilities and structures, unless they are accepted for maintenance by another private or public entity.
117. The HOA shall maintain all catch basins, collectors, v-ditches or any other related flood control or storm water control device.
118. The HOA to maintain all exterior walls and landscaping.
119. The developer shall participate in the City-wide LLMD.
120. The developer shall annex into LLMD District 1 for all exterior landscaping to be maintained by the City.
121. The developer shall comply with all City ordinances regarding construction debris removal and recycling, per Section 8.32 of the Lake Elsinore Municipal Code.
122. The developer shall provide the City with an inventory of all street signs, street markings, street trees and total square footage of all streets in a digital format acceptable to the City.
123. Secondary access shall be clearly defined as part of the development.
124. The developer shall meet City curb, gutter and sidewalk requirements.
125. The City's Landscape Architect shall review all landscape and/or irrigation plans prior to acceptance by the City.

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126. The applicant shall comply with all other standard requirements of the Community Services District.

(Riverside County Fire Department Conditions of Approval dated February 25, 2007 attached.)

(End of Conditions)

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

LE-TR 32537

10.FIRE.999

CASE - CITY CASE STATEMENT

DRAFT

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

10.FIRE.999

MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999

MAP*-#16-HYDRANT/SPACING

DRAFT

Schedule ^A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#004-ECS-FUEL MODIFICATION

DRAFT

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

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50. PRIOR TO MAP RECORDATION

LE-TR 32537

50.FIRE.999

MAP-#004-ECS-FUEL MODIFICATION (cont.)

DRAFT

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

50.FIRE.999

MAP-#46-WATER PLANS

DRAFT

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

50.FIRE.999

MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999

MAP-#004 FUEL MODIFICATION

DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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60. PRIOR TO GRADING PRMT ISSUANCE

LE-TR 32537

60.FIRE.999

MAP-#004 FUEL MODIFICATION (cont.)

DRAFT

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999

MAP-#50C-TRACT WATER VERIFICA

DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustibile building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 35422**

A subdivision of 55+ acres into 199 single family residential lots and 23 open space lots, including three (3) detention basins and a 5.6 acre park, on APNs 347-330-022, -023, and -056; 347-360-001 and -002; 377-100-006, -009 and -010

Revised by Planning Commission, 7-17-07

PLANNING DIVISION

1. Tentative Tract Map No. 35422 will expire two (2) 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 of Lake Elsinore City Council in accordance with the Subdivision Map Act (SMA). Additional extension of time (36 months maximum time per the SMA) may be granted with City Council approval.
2. Tentative Tract Map No. 35422 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
4. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this map by the City Council. A check made payable to the Riverside County Clerk, in the amount of \$1,800.00 has been requested from the applicant to pay for the cost of filing the Notice that shall include this map and all other related cases.
5. The applicant shall provide to the Community Development Director within 30 days of approval, a final approved version of the project in digitized format.
6. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with Mitigated Negative

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Declaration No. 2007-01 for Ramsgate Specific Plan No. 89-1 Sixth Revision, unless superceded by these Conditions.

7. The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
8. This map must comply with the Development Standards and Design Guidelines approved with the Ramsgate Specific Plan No. 89-1 Sixth Revision (SPA6). Construction of the property is subject to all the Conditions of Approval of SPA6 unless superceded by these conditions.
 - a. All lots shall comply with the minimum standards contained in the residential Development Regulations contained in the SP, including lot frontage minimums and corner lot requirements.
 - b. Where the SP is silent, Title 16 and 17 of the Lake Elsinore Municipal Code shall apply.
9. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the tentative map approval by the City Council.

PRIOR TO FINAL TRACT MAP:

10. The applicant shall comply with the requirements of the Riverside County Fire Department as specified in the Department transmittal dated February 25, 2007, attached.

CONDITIONS OF APPROVAL FOR
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11. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
12. No phasing is proposed for this map.
13. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
14. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
15. The applicant shall initiate and complete the formation of a homeowners' association approved by the City, recorded and in place. All Association documents shall be reviewed and approved by the City and recorded, such as the Articles of Incorporation and Covenants, Conditions and Restrictions (CC&Rs). The HOA shall be responsible for the maintenance of all open space areas and maintenance easement areas. The HOA shall maintain or coordinate with an appropriate agency approved by the Community Development Director, for such maintenance.
 - a. In the event that the Homeowners' Association fails to meet its responsibilities with regards to the maintenance of open space areas, the Lighting, Landscaping and Maintenance District shall automatically provide such maintenance and assess the HOA for such service.
 - b. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - c. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

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- d. The developer shall provide landscaped areas on both sides of any access roadways within the tract, and the landscaped areas shall be maintained by the HOA.

 - e. *The CC&Rs shall expressly designate the City of Lake Elsinore as a third party beneficiary to the CC&Rs such that the City has the right, but not the obligation, to enforce the provisions of the CC&Rs.
(Added by Planning Commission, 7-17-07).*

 - f. *The CC&Rs shall designate the homeowners' association as the entity responsible for maintenance, repair, irrigation, and stability of all slopes within the common area as such term is defined in the CC&Rs.
(Added by Planning Commission, 7-17-07).*
16. All lettered lots shall be owned and maintained by the HOA or other entity approved by the Community Development Director and so noted on the Final Map.
17. The Final Map shall identify downslopes adjacent to streets as open space lots maintained by the HOA or as HOA Maintenance Easements. These HOA Maintenance Easements shall be planted, irrigated and maintained by the HOA.

PRIOR TO GRADING AND BUILDING PERMITS:

18. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.

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19. Upon violation by the applicant of the City's Noise Ordinance or the Condition of Approval immediately previous, applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and related Condition of Approval. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.
20. The applicant shall install a weatherproofed 3' X 3' sign at the entrance to the project site identifying the approved days and hours of construction activity, and a statement that complaints regarding the operation can be lodged with the City of Lake Elsinore Code Enforcement Division (951) 674-3124.
21. Prior to the issuance of a building permit, the applicant shall pay the City's Multiple Species Habitat Conservation Plan Local Development Mitigation Fee in effect at that time.
22. Prior to the issuance of a building permit, the applicant shall pay the Stephens' Kangaroo Rat mitigation fee in accordance with the Stephens' Kangaroo Rat Habitat Conservation Plan.
23. If clearing or grading is to occur during the raptor breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine if breeding or nesting raptors species occur within the impact area. The survey shall take place within seven (7) days prior to disturbance of the site. If a nest occurs in a tree to be affected, the tree shall not be removed while the nest is active (January 15 through July 15, or until nesting is completed). No clearing, grubbing, grading, or other construction activities shall occur within 500 feet of occupied tree-nesting raptor habitat during the raptor breeding season. If

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there are no raptors nesting (includes nest building or other breeding/nesting behavior) within this area, clearing or grading shall be allowed to proceed.

24. A qualified biologist shall conduct pre-construction burrowing owl surveys onsite. The survey shall take place within 30 days prior to disturbance of the site. Burrowing owls shall be relocated passively, under consultation with the California Department of Fish and Game. No disturbance of active nests shall occur.
25. Exotic/invasive plant species included in the California Invasive Plant Inventory prepared by Cal-IPC (2006) shall be excluded from plantings occurring adjacent to undeveloped areas to the south.
26. Prior to the issuance of a grading permit, the project applicant shall submit a Revegetation Plan for the creation of a 0.54 acre riparian or marsh habitat, in accordance with Mitigation Measure 5 for Biological Resources of the adopted Mitigation Monitoring Program for Wasson West.
27. Prior to issuance of grading permits, the project applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
28. At least 30 days prior to seeking a grading permit, the project applicant shall contact the Appropriate Tribe to notify them of grading, excavation and the monitoring program, and to coordinate development of a Cultural Resources Treatment and Monitoring Agreement with the City and the Tribe, in accordance with all mitigation measures contained in the MMRP for this project.
29. The project area is not within a Redevelopment Agency designated area.

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30. The applicant shall comply with the requirements of the Lake Elsinore Unified School District under the provisions of SB 50, wherein the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District.
31. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the Elsinore Valley Municipal Water District (EVMWD).
32. All storm drains are to be maintained in accordance with the cooperative agreement with the Riverside County Flood Control and Water Conservation District.
 - a. The homeowners' association shall maintain water quality basins, landscaping, and open space drainage.
33. The developer shall submit plans to the electric utility company to layout the street lighting system. The cost of street lighting, installation, and energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and installed in accordance with City Standards.
34. The applicant shall meet all requirements of the providing electric utility company. The applicant shall satisfy easement concerns as noted in the Southern California Edison correspondence dated March 22, 2007.
35. The applicant shall meet all requirements of the providing gas utility company.
36. The applicant shall meet all requirements of the providing telephone utility company.

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37. A bond is required guaranteeing the removal of all trailers used during construction.
38. All signage shall be subject to Planning Division review and approval prior to installation.
39. Landscape Plans for the tract shall include vegetative screening of retention basins and both sides of service roads and drainage easements.
40. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.
41. The project shall provide primary and secondary access through all phases of development. Before combustible materials are brought to the site, the applicant shall provide two points of access acceptable to the Riverside County Fire Department.
42. The project shall implement the following mitigation measures:
 - a. Use construction equipment with low emission factors and high-energy efficiency where possible.
 - b. Perform regularly scheduled engine maintenance to minimize equipment emissions.

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- c. Provide site improvements such as street lighting, street furniture, route signs, and sidewalks or pedestrian paths.
- d. Building homes that exceed minimum statewide energy construction requirements beyond Title 24.

PRIOR TO DESIGN REVIEW:

- 43. All future structural development associated with this map requires separate Design Review approval.
- 44. Elevation drawings for Design Review shall include four-sided architectural features for both the first and second story. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view and not visible due to elevation changes. In those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived.
- 45. Architectural designs shall include the mitigation measures that reduce noise with mechanical ventilation and dual glazed windows as required by the MMRP.
- 46. All access roads or easements shall be landscaped on both sides of the roadway and maintained by the HOA.
- 47. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer prior to the issuance of a Certificate of Occupancy.
- 48. Downslopes adjacent to streets shall be maintained by the HOA.

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49. A detailed fencing plan shall be required for review and approval during the Design Review process.
 - a. The applicant shall install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines for the Ramsgate Specific Plan.
 - b. Where views to open space are important, the applicant shall provide the appropriate view fencing.
 - c. Plans shall include the design of noise barrier walls required as mitigation measures for the project along Third Street. Appropriate landscaping shall be required to soften the visual impact of these walls if necessary.

50. A detailed construction phasing plan shall be required for review and approval during the Design Review process.
 - a. Construction phasing plans shall include the location of construction fencing for each phase.
 - b. Construction phasing plans shall indicate primary and secondary access and the location of all utilities for each phase.
 - c. Construction phasing plans shall be designed to avoid construction traffic from entering occupied neighborhoods to the greatest extent possible. For safety purposes construction phasing plans shall also be designed such that new residents can avoid traveling through construction areas.

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056; 347-360-001 and -002; 377-100-006, -009 and -010

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51. Primary and secondary access roads for each phase as identified on the map “Fire Access Table” shall be fully constructed and open to the public prior to the issuance of the Certificates of Occupancy for each phase of the tract.

52. Prior to the first Certificate of Occupancy, the project developer shall participate in funding its fair-share for offsite improvements identified by the project’s traffic study to serve cumulative future conditions for the following intersections:
 - a. Dexter Avenue at Third Street: towards first northbound, southbound and eastbound left-turn lanes, the associated restriping, and a traffic signal.

 - b. Dexter Avenue at Second Street: towards first northbound, southbound, eastbound and westbound left-turn lanes, and a traffic signal.

 - c. Cambern Avenue at Third Street: towards first northbound, southbound, eastbound and westbound left-turn lanes, and a traffic signal.

 - d. Conard Avenue at Central Avenue: towards first southbound through lane, a southbound right-run overlap to existing right turn lane, third eastbound through travel lane, third westbound through travel lane, westbound turn lanes, the associated restriping, and a traffic signal.

ENGINEERING DIVISION

General Requirements:

53. Annexation process shall be completed in order for the City to have regulatory

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 35422

A subdivision of 55+ acres into 199 single family residential lots and 23 open space lots,
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056; 347-360-001 and -002; 377-100-006, -009 and -010

Revised by Planning Commission, 7-17-07

jurisdiction of this project.

54. 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.
55. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
56. 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.
57. This project shall comply with the recommendations of the traffic study prepared by Urban Crossroads dated January 23, 2007.
58. The applicant shall provide Tract Phasing Plan for the City Engineer's approval. The applicant shall bond public improvements for each Phase as approved by the City Engineer.
59. An Encroachment Permit shall be obtained prior to any work on City right-of-way.
60. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property

CONDITIONS OF APPROVAL FOR
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owner or his agent. Overhead utilities shall be undergrounded.

61. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
62. Applicant shall obtain any necessary County permits and meet all County requirements for any work within County right-of-way.
63. The applicant shall install permanent bench marks per Riverside County Standards and at locations to be determined by City Engineer.
64. The applicant shall provide fire protection facilities as required in writing by Riverside County Fire. The fuel modification zone shall be maintained by a homeowner's association.
65. The applicant shall install blue dot markers at all fire hydrant locations.
66. Applicant shall pay all applicable development fees, including but not all inclusive: TUMF, MSHCP, TIF and area drainage fees.
67. 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 is exceeded, drainage facilities shall be provided.
68. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
69. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be

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scheduled and approved.

70. Up-slope maintenance along right-of-ways shall be maintained by a homeowner's association.
71. 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 homeowner's association.
72. All waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or other phases of construction shall be disposed of at appropriate recycling centers. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall contract with CR&R Inc. for recycling and storage container services.
74. Some of the improvements shown on the Map and/or required by these conditions are located in the County of Riverside or on private property. The developer shall be responsible for obtaining necessary permits and approvals needed to complete the required offsite improvements.
75. On-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
76. 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.
77. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
78. Applicant shall comply with all NPDES requirements in effect; including the

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submittal of a Water Quality Management Plan (WQMP) as required per the Santa Ana Regional Water Quality Control Board. The requirements of WQMP may affect the overall layout of the project. Therefore, WQMP submittal should be during the initial process of the project.

79. 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 storm water quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan. *(Required for lot of one acre or more)*
80. Applicant shall provide BMP's that will reduce storm water pollutants from parking areas and driveway aisles. *(Required for lot of one acre or more)*
81. City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of "Storm water Pollution, What You Should Know" describing preventing measures are available at City Hall.

PLEASE NOTE: The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waver – is ***strictly prohibited*** by local ordinances and state and federal law.

Prior to Approval of final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 35422

A subdivision of 55+ acres into 199 single family residential lots and 23 open space lots,
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056; 347-360-001 and -002; 377-100-006, -009 and -010

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82. The applicant shall construct streets D, E, F, G, H, I, K per County Standard 104A (60'/40').
83. The applicant shall construct streets J and N per County Standard 106A Modified (50'/36').
84. The applicant shall construct half-width improvements on the east side of Cambern Avenue, along the project frontage per City secondary highway standards (90'/70'). In addition, construct 28' ac wide pavement (3" on native) from N street to Central Avenue (SR74). Adequate ac pavement transitions shall be provided.
85. The 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.
86. The applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
87. The applicant shall provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
88. The applicant shall make an offer of dedication for all public streets and easements required by these conditions or shown on the Tentative Map. All land so offered shall be granted to the City free and clear of all liens and encumbrances and without cost to the city.
89. The applicant shall submit signing and striping plans for the required street improvements and a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All signing and striping and traffic control devices shall be installed prior to final inspection of public

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improvements. This includes Street Name Signs, No Parking and Street Sweeping Signs for streets within the tract.

90. A Calif. Registered Civil Engineer shall prepare street and traffic improvement plans and specifications. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34). Street improvement plans shall show existing and future profiles at centerline of street, at top of curb and at centerline of the alley. The profiles and contours will extend to 50' beyond the property limits.
91. All Public Works improvements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval. The improvements shall include street and drainage improvements, street lighting, and associated traffic improvements related to the project.

Prior to Issuance of a Grading Permit

92. The applicant shall submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
93. Construction Project access and hauling route plan shall be submitted and approved by the City Engineer,
94. The applicant shall provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
95. An Alquist-Priolo study shall be performed on the site to identify any hidden

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earthquake faults and/or liquefaction zones present on-site.

96. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading and/or drainage acceptance from the adjacent property owners prior to grading permit issuance.
97. ~~The applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.~~
98. The 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 for the development including maintenance responsibilities. The applicant shall submit the SWPPP to the City for review and approval.

Prior to Issuance of Building Permit

99. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.
100. The applicant 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 and specify the technical data for the water service at the location, such as water pressure and volume etc. Submit this letter prior to applying for a building permit.

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TENTATIVE TRACT MAP NO. 35422

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101. The applicant shall pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).

Prior to Occupancy

102. The applicant shall pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of off-site public works improvements (LEMC12.08, Res.83-78). All fees and requirements for an encroachment permit shall be fulfilled before Certificate of Occupancy.

103. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.

104. All public improvements shall be completed in accordance with the approved plans to the satisfaction of the City Engineer.

105. Water and sewer improvements shall be completed in accordance with Water District requirements.

106. Prior to Occupancy, the project developer shall participate in the phased construction of the off-site improvements as identified in this project's approved Traffic Study, dated January 23, 2007. Participation may be satisfied through the payment of the Traffic Impact Fee, Transportation Uniform Mitigation Fee and the project's fair share contribution towards other off-site improvements not included in the active fee programs. The Project's fair share contribution which is not included in the active fee programs is identified in the approved Traffic Study to serve cumulative future impacts.

107. The project owner shall submit as-built plans and shall be responsible for

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056; 347-360-001 and -002; 377-100-006, -009 and -010

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revising the mylar plans. A digital copy of all completed public improvement plans shall also be provided. A bond (amount to be determined by the City Engineer) is required to guarantee compliance of this requirement.

DEPARTMENT OF ADMINISTRATIVE SERVICES

108. **Annex into CFD 2003-1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall annex into Community Facilities District 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.
109. **Annex into LLMD No. 1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable) the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.
110. **Fire Station Impact Fee and Other Impact Fees:** Upon completion of the Fire Station Impact Study and other impact fee studies, developer shall pay impact fee.
111. **CFD for Park, Parkway, Open Space and Storm Drain Maintenance:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall form a Mello-Roos Community Facilities District to fund the on-going operation and maintenance of the new parks, 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.

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TENTATIVE TRACT MAP NO. 35422

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056; 347-360-001 and -002; 377-100-006, -009 and -010

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COMMUNITY SERVICES DEPARTMENT

112. The developer shall pay park fees of \$1,600 per unit (\$318,400). The proposed 5.6 acre park is not eligible for park credits.
113. The developer is required to participate in the "Public Facility" fee program.
114. The developer shall comply with all NPDES storm water requirements.
115. All interior landscape, recreation areas, facilities and/or open space shall be maintained by the HOA. No park credits shall be given.
116. The HOA shall maintain all park and common landscape areas.
117. The HOA shall maintain all drainage facilities and structures, unless they are accepted for maintenance by another private or public entity.
118. The HOA shall maintain all catch basins, collectors, v-ditches or any other related flood control or storm water control device.
119. The HOA to maintain all exterior walls and landscaping.
120. The developer shall participate in the City-wide LLMD.
121. The developer shall annex into LLMD District 1 for all exterior landscaping to be maintained by the City.
122. The developer shall comply with all City ordinances regarding construction debris removal and recycling, per Section 8.32 of the Lake Elsinore Municipal Code.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 35422

A subdivision of 55+ acres into 199 single family residential lots and 23 open space lots,
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056; 347-360-001 and -002; 377-100-006, -009 and -010

Revised by Planning Commission, 7-17-07

123. The developer shall provide the City with an inventory of all street signs, street markings, street trees and total square footage of all streets in a digital format acceptable to the City.
124. Secondary access shall be clearly defined as part of the development.
125. The developer shall meet City curb, gutter and sidewalk requirements.
126. The City's Landscape Architect shall review all landscape and/or irrigation plans prior to acceptance by the City.
127. The applicant shall comply with all other standard requirements of the Community Services District.

(Riverside County Fire Department Conditions of Approval dated February 25, 2007 attached.)

(End of Conditions)

12/25/07
08:57

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

LE-TR 35422

10.FIRE.999

CASE - CITY CASE STATEMENT

DRAFT

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

10.FIRE.999

MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999

MAP*-#16-HYDRANT/SPACING

DRAFT

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#67-ECS-GATE ENTRANCES

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 40' turning radius shall be used.

50.FIRE.999

MAP*-#88-ECS-AUTO GATES

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic

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50. PRIOR TO MAP RECORDATION

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50.FIRE.999 MAP*-#88-ECS-AUTO/MAN GATES (cont.)

DRAFT

minimum 24 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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

DRAFT

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

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

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

DRAFT

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

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system,

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Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

50. PRIOR TO MAP RECORDATION

LE-TR 35422

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.)

DRAFT

including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999 MAP-#004 FUEL MODIFICATION

DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999 MAP-#50C-TRACT WATER VERIFICA

DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE.999

MAP - VERIFICATION INSPECTION

DRAFT

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE; ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

CONDITIONS OF APPROVAL FOR
RAMSGATE SPECIFIC PLAN NO. 89-1 FIFTH REVISION
LOCATED APPROXIMATELY ONE MILE EAST OF INTERSTATE 15,
SOUTH OF HIGHWAY 74 AND WEST OF GREENWALD AVENUE

PLANNING DIVISION

1. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
2. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this specific plan amendment by the City Council. The applicant shall forward to the Planning Department secretary, a check made payable to the Riverside County Clerk, in the amount of \$1,314.00 to pay for the cost of such filing. This check shall be received by the secretary no more than 48 hours from the approval by the Council.
3. The applicant shall comply with the Mitigation Monitoring Program (MMP) adopted for this project, as printed with Mitigated Negative Declaration No. 2006-04.
4. The applicant shall fund the implementation of the MMP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
5. The SPA shall comply with the terms of the Development Agreement and its Operating Memorandums of Understanding by and between the City of Lake Elsinore and the applicant.
6. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of approval.
7. The applicant shall submit 15 final revised copies upon approval of Ramsgate Specific Plan No. 89-1 Fifth Revision if necessary to complete the processing of this application.

Planning Commission Approved
9/5/2006

City Council Approved
9/26/2006

(End of Conditions)

CONDITIONS OF APPROVAL FOR
RAMSGATE SPECIFIC PLAN NO. 89-1 FOURTH REVISION
LOCATED APPROXIMATELY ONE MILE EAST OF INTERSTATE 15,
SOUTH OF HIGHWAY 74 AND WEST OF GREENWALD AVENUE

PLANNING DIVISION

1. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
2. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this specific plan amendment by the City Council. The applicant shall forward to the Planning Department secretary, a check made payable to the Riverside County Clerk, in the amount of \$914.00 to pay for the cost of such filing. This check shall be received by the secretary no more than 48 hours from the approval by the Council.
3. The applicant shall comply with the Mitigation Monitoring Program (MMP) adopted for this project, as printed with the certified Addendum to the Final Supplemental Environmental Impact Report (State Clearinghouse #88090525).
4. The applicant shall fund the implementation of the MMP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
5. The SPA shall comply with the terms of the Development Agreement and its Operating Memorandums of Understanding by and between the City of Lake Elsinore and the applicant.

CONDITIONS OF APPROVAL FOR
RAMSGATE SPECIFIC PLAN NO. 89-1 FOURTH REVISION
LOCATED APPROXIMATELY ONE MILE EAST OF INTERSTATE 15,
SOUTH OF HIGHWAY 74 AND WEST OF GREENWALD AVENUE

6. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of approval.
7. The applicant shall submit 15 final revised copies upon approval of Ramsgate Specific Plan No. 89-1 if necessary to complete the processing of this application.

(End of Conditions)

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25475 REVISION NO. 1**

**A subdivision of 37.3+ acres into 132 residential lots and eight (8) open space lots,
on APNs 340-240-034, -038, -072 and -075**

Final Conditions of Approval, 8-22-06

PLANNING DIVISION

1. Tentative Tract Map No. 25475 Revision No. 1 will expire with the expiration of the applicable Development Agreement for Ramsgate and its accompanying Operating Memorandum(s) of Understanding, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 25475 Revision No. 1 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
4. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this map by the City Council. The applicant shall forward to the Planning Department secretary, a check made payable to the Riverside County Clerk, in the amount of \$914.00 to pay for the cost of such filing. This check shall be received by the secretary no more than 48 hours from the approval by the Council.
5. The applicant shall provide to the Community Development Director within 30 days of approval, a final approved version of the project in digitized format.
6. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with Addendum No. 3 to the Final Supplemental Environmental Impact Report for Ramsgate Specific Plan No. 89-1, unless superceded by these Conditions.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25475 REVISION NO. 1**

**A subdivision of 37.3+ acres into 132 residential lots and eight (8) open space lots,
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Final Conditions of Approval, 8-22-06

7. The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
8. This map must comply with the Development Standards and Design Guidelines approved with the Ramsgate Specific Plan No. 89-1 Fourth Revision (SP). Construction of the property is subject to all the Conditions of Approval of the SP unless superceded by these conditions.
 - a. All lots shall comply with the minimum standards contained in the residential Development Regulations contained in the SP, including lot frontage minimums and corner lot requirements.
 - b. Where the SP is silent, Title 16 and 17 of the Lake Elsinore Municipal Code shall apply.
9. Construction on the property covered by this map is subject to the terms and conditions of the Development Agreement and accompanying Operating Memorandum(s) of Understanding for the Ramsgate Specific Plan.
10. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the tentative map approval by the City Council.

PRIOR TO FINAL TRACT MAP:

11. The applicant shall comply with the requirements of the Riverside County Fire Department as specified in the Department transmittal dated March 8, 2006, attached.

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12. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
13. The applicant's engineer shall coordinate the design of Scenic Crest Drive with development of Tentative Tract Map No. 31370 at the direction of the City Engineer.
14. The applicant shall identify and design a trail access from Scenic Crest Drive to the Open Space Wildlife Corridor, that includes dimensions, type of materials used, and conceptual interpretive signage to be installed.
15. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
16. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
17. The applicant shall initiate and complete the formation of a homeowners' association approved by the City, recorded and in place. All Association documents shall be reviewed and approved by the City and recorded, such as the Articles of Incorporation and Covenants, Conditions and Restrictions (CC&Rs). The HOA shall be responsible for the maintenance of all open space areas and maintenance easement areas. The HOA shall maintain or coordinate with an appropriate agency approved by the Community Development Director, for such maintenance.
 - a. In the event that the Homeowners' Association fails to meet its responsibilities with regards to the maintenance of open space areas, the Lighting, Landscaping and Maintenance District shall automatically provide such maintenance and assess the HOA for such service.

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- b. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - c. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.
 - d. The developer shall provide landscaped areas on both sides of any access roadways within the tract, and the landscaped areas shall be maintained by the HOA.
18. All lettered lots shall be owned and maintained by the HOA or other entity approved by the Community Development Director and so noted on the Final Map.
19. The Final Map shall identify downslopes adjacent to streets as open space lots maintained by the HOA or as HOA Maintenance Easements. These HOA Maintenance Easements shall be planted, irrigated and maintained by the HOA. Where such slopes are within MSHCP Conservation areas, the applicant shall confer with the Community Development Director or his designee regarding appropriate methods to re-establish natural vegetation, consistent with the MSHCP Guidelines.

PRIOR TO GRADING AND BUILDING PERMITS:

20. Thirty days prior to issuance of a grading permit, the applicant shall submit to the Community Development Department a burrowing owl survey for review and acceptance by the City.
21. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.

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22. Upon violation by the applicant of the City's Noise Ordinance or Condition of Approval #19 #21, applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and Condition of Approval #19. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.

Revised by the Planning Commission, 8-1-06

23. Prior to the issuance of a building permit, the applicant shall pay the City's Multiple Species Habitat Conservation Plan Local Development Mitigation Fee in effect at that time. The current fee for residential development with a density of less than 8.0 dwelling units per acre is \$1,651 per dwelling unit.
24. The Ramsgate SP project area is not within a Redevelopment Agency designated area.
25. The applicant shall comply with the requirements of the Lake Elsinore Unified School District under the provisions of SB 50, wherein the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District.
26. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the Elsinore Valley Municipal Water District (EVMWD).
27. All storm drains are to be maintained in accordance with the cooperative agreement with the Riverside County Flood Control and Water Conservation District.

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- a. The homeowners' association shall maintain water quality basins, landscaping, and open space drainage.

28. The developer shall submit plans to the electric utility company to layout the street lighting system. The cost of street lighting, installation, and energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and installed in accordance with City Standards.

29. The applicant shall meet all requirements of the providing electric utility company.

30. The applicant shall meet all requirements of the providing gas utility company.

31. The applicant shall meet all requirements of the providing telephone utility company.

32. A bond is required guaranteeing the removal of all trailers used during construction.

33. All signage shall be subject to Planning Division review and approval prior to installation.

34. Landscape Plans for the tract shall include vegetative screening of retention basins and both sides of service roads and drainage easements.

35. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond

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100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

PRIOR TO DESIGN REVIEW:

36. All future structural development associated with this map requires separate Design Review approval.
37. Elevation drawings for Design Review shall include four-sided architectural features for both the first and second story. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view and not visible due to elevation changes. In those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived.
38. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer prior to the issuance of a Certificate of Occupancy.
39. Downslopes adjacent to streets shall be maintained by the HOA.
40. A detailed fencing plan shall be required for review and approval during the Design Review process.
 - a. The applicant shall install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines for the Ramsgate Specific Plan.
 - b. Where views to open space are important, the applicant shall provide

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the appropriate view fencing.

41. A detailed phasing plan shall be required for review and approval during the Design Review process.
 - a. Construction phasing plans shall include the location of construction fencing for each phase.
 - b. Construction phasing plans shall indicate primary and secondary access and the location of all utilities for each phase.
 - c. Construction phasing plans shall be designed to avoid construction traffic from entering occupied neighborhoods to the greatest extent possible. For safety purposes construction phasing plans shall also be designed such that new residents can avoid traveling through construction areas.
42. Primary and secondary access roads for each phase as identified on the map "Fire Access Table" shall be fully constructed and open to the public prior to the issuance of the Certificates of Occupancy for each phase of the tract.

ENGINEERING DIVISION

General Requirements:

43. 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.
44. Prior to commencement of grading operations, applicant shall provide to the

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City a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.

45. 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.
46. This project shall comply with the recommendations of the traffic study prepared by Urban Crossroads dated October 24, 2005.
47. Provide Tract Phasing Plan for the City Engineer's approval. Bond public improvements for each Phase as approved by the City Engineer.
48. An Encroachment Permit shall be obtained prior to any work on City right-of-way.
49. 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. Overhead utilities shall be undergrounded.
50. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
51. Applicant shall obtain any necessary County permits and meet all County requirements for any work within County right-of-way.
52. The applicant shall install permanent bench marks per Riverside County Standards and at locations to be determined by City Engineer.
53. Provide fire protection facilities as required in writing by Riverside County Fire. The fuel

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modification zone shall be maintained by a homeowner's association.

54. Applicant shall pay all applicable development fees, including but not all inclusive: TUMF, MSHCP, TIF and area drainage fees, subject to the Development Agreement and Memorandums of Understanding in effect for the Ramsgate Specific Plan.
55. Ten-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.
56. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
57. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
58. Up-slope maintenance along right-of-ways shall be maintained by a homeowner's association.
59. 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 homeowner's association or other entity approved by the Community Development Director.
60. 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

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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.

61. Some of the improvements shown on the Map and/or required by these conditions are located in the County of Riverside and/or private owned. The developer shall be responsible for obtaining County and/or private permits and approvals needed to complete the required offsite improvements.
62. On-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
63. 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.
64. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
65. Applicant shall comply with all NPDES requirements in effect; including the submittal of an Water Quality Management Plan (WQMP) as required per the Santa Ana Regional Water Quality Control Board. The requirements of WQMP may affect the overall layout of the project. Therefore, WQMP submittal should be during the initial process of the project.
66. 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 storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan. *(Required for lot of one acre or more)*

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67. City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of “**Storm water Pollution, What You Should Know**” describing preventing measures are available at City Hall.

PLEASE NOTE: The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waver – is *strictly prohibited* by local ordinances and state and federal law.

Prior to Approval of final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:

68. Construct Little Valley Road per County Standard 104A (60’/40’). The horizontal curvature shall be designed at a minimum speed of 35mph.
69. Construct Marrelli Road per County Standard 104A (60’/40’) or as shown in the map.
70. Construct Scenic Crest Drive per County Standard 104A (60’/40’) or as shown in the map.
71. A portion of Scenic Crest Drive, from A Street to Grassy Meadow Drive, shall be improved as a trail access to the Open Space Corridor.
72. Improve the west side of Greenwald Avenue by constructing an additional paved width of 20’ per County Standard 102. Adequate transitions shall be provided. Note: Should the existing structural section is found to be substandard for a secondary road, the road improvements shall extend the half

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width plus 12 feet, from the centerline of Greenwald Avenue .

73. Construct local streets "A" to "G" per County Standard 106A (60/40) or as shown in the map.
74. The proposed temporary emergency/secondary access road shall be a minimum of 28' or as approved by the Fire Department.
75. 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.
76. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
77. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
78. Make an offer of dedication for all public streets and easements required by these conditions or shown on the Tentative Map. All land so offered shall be granted to the City free and clear of all liens and encumbrances and without cost to the city.
79. Applicant shall submit signing and striping plans for the required street improvements and a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All signing and striping and traffic control devices shall be installed prior to final inspection of public improvements. This includes Street Name Signs, No Parking and Street Sweeping Signs for streets within the tract.
80. A Calif. Registered Civil Engineer shall prepare street and traffic improvement plans and specifications. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes

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(LEMC 12.04 and 16.34). Street improvement plans shall show existing and future profiles at centerline of street, at top of curb and at centerline of the alley. The profiles and contours will extend to 50' beyond the property limits.

81. All Public Works improvements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval. The improvements shall include street and drainage improvements, street lighting, and associated traffic improvements related to the project.

Prior to Issuance of a Grading Permit

82. If the grading is less than 50 cubic yards and a grading plan is not required, a site plan that shows proposed project improvements and drainage patterns shall be submitted so that a cursory drainage and flow pattern inspection can be conducted before grading begins.
83. Submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
84. Construction Project access and hauling route shall be submitted and approved by the City Engineer,
85. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
86. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site unless a registered geologist provides verification that the project is exempt.

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87. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading, improvements, and/or drainage acceptance from the adjacent property owners prior to grading permit issuance.
88. Applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
89. 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 for the development including maintenance responsibilities. The applicant shall submit the SWPPP to the City for review and approval.

Prior to Issuance of Building Permit

90. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.
91. 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 and specify the technical data for the water service at the location, such as water pressure and volume etc. Submit this letter prior to applying for a building permit.
92. Pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).

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93. Provide a traffic signal warrant analysis for the intersection of Greenwald and Scenic Crest Drive. If warranted, the developer shall construct a traffic signal at the intersection of Greenwald and Scenic Crest Drive.

Prior to Occupancy

94. Pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of off-site public works improvements (LEMC12.08, Res.83-78). All fees and requirements for an encroachment permit shall be fulfilled before Certificate of Occupancy.
95. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.
96. All public improvements shall be completed in accordance with the approved plans to the satisfaction of the City Engineer.
97. Water and sewer improvements shall be completed in accordance with Water District requirements.
- ~~98. Pay all fair share contribution for the cost of offsite improvements as identified in this project's Traffic Study, dated October 24, 2005. The fair share cost shall be based on a cost estimate of the offsite improvements provided by the developer and approved by the City Engineer.~~
99. *The project applicant shall participate in the phased construction of the off-site intersection improvements as listed in their traffic study through payment of TIF and TUMF fees, payment of the project's fair share contribution towards other off-side improvements not included in active fee programs, or construction of off-site facilities under appropriate fee credit agreements.*

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Amended by the Planning Commission, 8-1-06

100. If warranted, the traffic signal at Greenwald and Scenic Crest Drive shall be operational.
100. TUMF fees shall be paid subject to the Development Agreement and Memorandums of Understanding in effect for the Ramsgate Specific Plan. The TUMF fees shall be the effective rate at the time when the Certificate of Occupancy is obtained.

DEPARTMENT OF ADMINISTRATIVE SERVICES

101. **Annex into CFD 2003-1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall annex into Community Facilities District 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.
102. **Annex into LLMD No. 1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable) the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.
103. **Fire Station Impact Fee and Other Impact Fees:** Upon completion of the Fire Station Impact Study and other impact fee studies, developer shall pay impact fee.
104. **CFD for Park, Parkway, Open Space and Storm Drain Maintenance:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or

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Special Use Permit (as applicable), the applicant shall form a Mello-Roos Community Facilities District to fund the on-going operation and maintenance of the new parks, 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.

COMMUNITY SERVICES DEPARTMENT

105. The developer shall pay park fees of \$1,600 per unit (\$211,200).
106. The developer is required to participate in the "Public Facility" fee program.
107. The developer shall comply with all NPDES storm water requirements.
108. All interior landscape, recreation areas, facilities and/or open space shall be maintained by the HOA. No park credits shall be given.
109. The HOA shall maintain all all park and common landscape areas.
110. The HOA shall maintain all natural and manufactured slopes.
111. The HOA shall maintain all drainage facilities and structures.
112. The HOA shall maintain all catch basins, collectors, v-ditches or any other related flood control or storm water control device.
113. The HOA to maintain all exterior walls and landscaping.
114. The developer shall participate in the City-wide LLMD.
115. The developer shall annex into LLMD District 1 for all exterior landscaping to be maintained by the City.

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116. The developer shall comply with all City ordinances regarding construction debris removal and recycling, per Section 8.32 of the Lake Elsinore Municipal Code.
117. The developer shall provide the City with an inventory of all street signs, street markings, street trees and total square footage of all streets in a digital format acceptable to the City.
118. Secondary access shall be clearly defined as part of the development.
119. The developer shall meet City curb, gutter and sidewalk requirements.
120. The City's Landscape Architect shall review all landscape and/or irrigation plans prior to acceptance by the City.

(Riverside County Fire Department Conditions of Approval dated March 8, 2006 attached.)

(End of Conditions)

LB-72 25475

03/08/06
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Riverside County LMS
CONDITIONS OF APPROVAL

Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999

CASE - CITY CASE STATEMENT

DRAFT

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

10.FIRE.999

MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999

MAP*-#16-HYDRANT/SPACING

DRAFT

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#7-ECS-HAZ FIRE AREA

DRAFT

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

03/08/06
05:51

Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

50. PRIOR TO MAP RECORDATION

50.FIRE.999 MAP*-#43-ECS-ROOFING MATERIAL

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "4" material as per the California Building Code.

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

DRAFT

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

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

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

DRAFT

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

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 33725**

**A subdivision of .52.7+ acres into 221 residential lots, 5 water basins and 25 open space lots,
on APNs 349-240-006; 349-240-043 thru -047; 349-240-054 thru -056; 349-380-024 and -025.**

PLANNING DIVISION

1. Tentative Tract Map No. 33725 will expire with the expiration of the applicable Development Agreement for Ramsgate and its accompanying Operating Memorandum(s) of Understanding, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 33725 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
4. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this map by the City Council. The applicant shall forward to the Planning Department secretary, a check made payable to the Riverside County Clerk, in the amount of \$1,314.00 to pay for the cost of such filing. This check shall be received by the secretary no more than 48 hours from the approval by the Council.
5. The applicant shall provide to the Community Development Director within 30 days of approval, a final approved version of the project in digitized format.
6. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with Mitigated Negative Declaration No. 2006-04 for Ramsgate Specific Plan No. 89-1 Fifth Revision, unless superceded by these Conditions.

Planning Commission Approved
9/5/2006

City Council Approved
9/26/2006

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 33725

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

8. This map must comply with the Development Standards and Design Guidelines approved with the Ramsgate Specific Plan No. 89-1 Fifth Revision (SP). Construction of the property is subject to all the Conditions of Approval of the SP unless superceded by these conditions.
 - a. All lots shall comply with the minimum standards contained in the residential Development Regulations contained in the SP, including lot frontage minimums and corner lot requirements.

 - b. Where the SP is silent, Title 16 and 17 of the Lake Elsinore Municipal Code shall apply.

9. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the tentative map approval by the City Council.

PRIOR TO FINAL TRACT MAP:

10. The applicant shall comply with the requirements of the Riverside County Fire Department as specified in the Department transmittal dated March 8, 2006, attached.

11. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.

12. The applicant's engineer shall coordinate the design of Scenic Crest Drive with development of Tentative Tract Map No. 31370 at the direction of the

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City Engineer.

13. The applicant shall identify and design a trail access from Scenic Crest Drive to the Open Space Wildlife Corridor, that includes dimensions, type of materials used, and conceptual interpretive signage to be installed.
14. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
15. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
16. The applicant shall initiate and complete the formation of a homeowners' association approved by the City, recorded and in place. All Association documents shall be reviewed and approved by the City and recorded, such as the Articles of Incorporation and Covenants, Conditions and Restrictions (CC&Rs). The HOA shall be responsible for the maintenance of all open space areas and maintenance easement areas. The HOA shall maintain or coordinate with an appropriate agency approved by the Community Development Director, for such maintenance.
 - a. In the event that the Homeowners' Association fails to meet its responsibilities with regards to the maintenance of open space areas, the Lighting, Landscaping and Maintenance District shall automatically provide such maintenance and assess the HOA for such service.
 - b. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - c. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

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- d. The developer shall provide landscaped areas on both sides of any access roadways within the tract, and the landscaped areas shall be maintained by the HOA.
17. All lettered lots shall be owned and maintained by the HOA or other entity approved by the Community Development Director and so noted on the Final Map.
18. The Final Map shall identify downslopes adjacent to streets as open space lots maintained by the HOA or as HOA Maintenance Easements. These HOA Maintenance Easements shall be planted, irrigated and maintained by the HOA.

PRIOR TO GRADING AND BUILDING PERMITS:

19. Thirty days prior to issuance of a grading permit, the applicant shall submit to the Community Development Department a burrowing owl survey for review and acceptance by the City.
20. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
21. Upon violation by the applicant of the City's Noise Ordinance or the Condition of Approval immediately previous, applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and related Condition of Approval. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.

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22. Prior to the issuance of a building permit, the applicant shall pay the City's Multi-Species Habitat Conservation Plan Local Development Mitigation Fee in effect at that time.
23. The Ramsgate SP project area is not within a Redevelopment Agency designated area.
24. The applicant shall comply with the requirements of the Lake Elsinore Unified School District under the provisions of SB 50, wherein the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District.
25. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the Elsinore Valley Municipal Water District (EVMWD).
26. All storm drains are to be maintained in accordance with the cooperative agreement with the Riverside County Flood Control and Water Conservation District.
 - a. The homeowners' association shall maintain water quality basins, landscaping, and open space drainage.
27. The developer shall submit plans to the electric utility company to layout the street lighting system. The cost of street lighting, installation, and energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and installed in accordance with City Standards.
28. The applicant shall meet all requirements of the providing electric utility company.

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29. The applicant shall meet all requirements of the providing gas utility company.
30. The applicant shall meet all requirements of the providing telephone utility company.
31. A bond is required guaranteeing the removal of all trailers used during construction.
32. All signage shall be subject to Planning Division review and approval prior to installation.
33. Landscape Plans for the tract shall include vegetative screening of retention basins and both sides of service roads and drainage easements.
34. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

PRIOR TO DESIGN REVIEW:

35. All future structural development associated with this map requires separate Design Review approval.
36. Elevation drawings for Design Review shall include four-sided architectural features for both the first and second story. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view and not visible

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due to elevation changes. In those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived.

37. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer prior to the issuance of a Certificate of Occupancy.
38. Downslopes adjacent to streets shall be maintained by the HOA.
39. A detailed fencing plan shall be required for review and approval during the Design Review process.
 - a. The applicant shall install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines for the Ramsgate Specific Plan.
 - b. Where views to open space are important, the applicant shall provide the appropriate view fencing.
40. A detailed phasing plan shall be required for review and approval during the Design Review process.
 - a. Construction phasing plans shall include the location of construction fencing for each phase.
 - b. Construction phasing plans shall indicate primary and secondary access and the location of all utilities for each phase.
 - c. Construction phasing plans shall be designed to avoid construction traffic from entering occupied neighborhoods to the greatest extent possible. For safety purposes construction phasing plans shall also be designed such that new residents can avoid traveling through construction areas.

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41. Primary and secondary access roads for each phase as identified on the map "Fire Access Table" shall be fully constructed and open to the public prior to the issuance of the Certificates of Occupancy for each phase of the tract.

ENGINEERING DIVISION

General Requirements:

1. Annexation process shall be completed in order for the City to have regulatory jurisdiction of this project.
2. 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.
3. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
4. 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.
5. This project shall comply with the recommendations of the traffic study prepared by Urban Crossroads dated October 24, 2005.

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6. Provide Tract Phasing Plan for the City Engineer's approval. Bond public improvements for each Phase as approved by the City Engineer.
7. An Encroachment Permit shall be obtained prior to any work on City right-of-way.
8. 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. Overhead utilities shall be undergrounded.
9. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
10. Applicant shall obtain any necessary County permits and meet all County requirements for any work within County right-of-way.
11. The applicant shall install permanent bench marks per Riverside County Standards and at locations to be determined by City Engineer.
12. Provide fire protection facilities as required in writing by Riverside County Fire. The fuel modification zone shall be maintained by a homeowner's association or other private entity approved by the City.
13. Applicant shall pay all applicable development fees, including but not all inclusive: TUMF, MSHCP, TIF and area drainage fees.
14. 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.
15. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.

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16. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
17. Up-slope maintenance along right-of-ways shall be maintained by a homeowner's association or other private entity approved by the City.
18. 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 homeowner's association or other private entity approved by the City.
19. 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.
20. Some of the improvements shown on the Map and/or required by these conditions are located in the County of Riverside and/or private property. The developer shall be responsible for obtaining County and/or private permits and approvals needed to complete the required offsite improvements.
21. On-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.

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22. 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.
23. Roof drains shall not be allowed to outlet directly through curbing in the street curb. Roofs should drain to a landscaped area.
24. 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. The requirements of WQMP may affect the overall layout of the project. Therefore, WQMP submittal should be during the initial process of the project.
25. 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 storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan. *(Required for lot of one acre or more)*
26. City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of "**Storm water Pollution, What You Should Know**" describing preventing measures are available at City Hall.

PLEASE NOTE: The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waiver - is *strictly prohibited* by local ordinances and state and federal law.

Prior to Approval of final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:

Planning Commission Approved
9/5/2006

City Council Approved
9/26/2006

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27. Construct Little Valley Road per County Standard 104A (60'/40'). The horizontal curvature shall be designed at a minimum speed of 35mph. A temporary ac paved turnaround shall be provided at the terminus of Little Valley Road.
28. Construct Scenic Valley Road per County Standard 104A (60'/40') or as shown in the map.
29. Improve the west side of Greenwald Avenue by constructing an additional paved width of 20' per County Standard 102. Adequate transitions shall be provided. Note: Should the existing structural section is found to be substandard for a secondary road, the road improvements shall extend to the centerline of Greenwald Avenue.
30. Construct local streets "A" to "N" per County Standard 106A (60/40) or as shown in the map.
31. The construction of "A" street also functioning as secondary access road for Tract 25475 shall be approved by the Fire Department.
32. 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.
33. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
34. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
35. Make an offer of dedication for all public streets and easements required by these conditions or shown on the Tentative Map. All land so offered shall be granted to the City free and clear of all liens and encumbrances and without

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cost to the city.

36. Applicant shall submit signing and striping plans for the required street improvements and a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All signing and striping and traffic control devices shall be installed prior to final inspection of public improvements. This includes Street Name Signs, No Parking and Street Sweeping Signs for streets within the tract.
37. A Calif. Registered Civil Engineer shall prepare street and traffic improvement plans and specifications. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34). Street improvement plans shall show existing and future profiles at centerline of street, at top of curb and at centerline of the alley. The profiles and contours will extend to 50' beyond the property limits.
38. All Public Works improvements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval. The improvements shall include street and drainage improvements, street lighting, and associated traffic improvements related to the project.

Prior to Issuance of a Grading Permit

39. Submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
40. Construction Project access and hauling route shall be submitted and approved by the City Engineer,
41. Provide soils, geology and seismic report including street design

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recommendations. Provide final soils report showing compliance with recommendations.

42. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site unless a registered geologist provides verification that the project is exempt.
43. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading and/or drainage acceptance from the adjacent property owners prior to grading permit issuance.
44. Applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
45. 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 for the development including maintenance responsibilities. The applicant shall submit the SWPPP to the City for review and approval.

Prior to Issuance of Building Permit

46. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.
47. 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 and specify the technical data for the water service at the

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location, such as water pressure and volume etc. Submit this letter prior to applying for a building permit.

48. Pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).
49. Provide a traffic signal warrant analysis for the intersection of Greenwald and Scenic Crest Drive. If warranted, the developer shall construct a traffic signal at the intersection of Greenwald and Scenic Crest Drive.

Prior to Occupancy

50. Pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of off-site public works improvements (LEMC12.08, Res.83-78). All fees and requirements for an encroachment permit shall be fulfilled before Certificate of Occupancy.
51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.
52. All public improvements shall be completed in accordance with the approved plans to the satisfaction of the City Engineer.
53. Water and sewer improvements shall be completed in accordance with Water District requirements.
54. The project applicant shall participate in the phased construction of the off-site intersection improvements as listed in their traffic study through payment of TIF and TUMF fees, payment of the project's fair share contribution towards other off-site improvements not included in the active fee programs, or construction of off-site facilities under appropriate fee credit agreements.

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- 55.If warranted, the traffic signal at Greenwald and Scenic Crest Drive shall be operational.
56. TUMF fees shall be paid. The TUMF fees shall be the effective rate at the time when the Certificate of Occupancy is obtained.

DEPARTMENT OF ADMINISTRATIVE SERVICES

1. **Annex into CFD 2003-1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall annex into Community Facilities District 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.
2. **Annex into LLMD No. 1:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable) the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.
3. **Fire Station Impact Fee and Other Impact Fees:** Upon completion of the Fire Station Impact Study and other impact fee studies, developer shall pay impact fee.
4. **CFD for Park, Parkway, Open Space and Storm Drain Maintenance:** Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the applicant shall form a Mello-Roos Community Facilities District to fund the on-going operation and maintenance of the new parks, parkways, open space and public storm drains constructed within the development and federal NPDES requirements to

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offset the annual negative fiscal impacts of the project.

COMMUNITY SERVICES DEPARTMENT

1. The developer shall pay park fees of \$1,600 per unit (\$211,200).
2. The developer is required to participate in the "Public Facility" fee program.
3. The developer shall comply with all NPDES storm water requirements.
4. All interior landscape, recreation areas, facilities and/or open space shall be maintained by the HOA. No park credits shall be given.
5. The HOA shall maintain all all park and common landscape areas.
6. The HOA shall maintain all natural and manufactured slopes.
7. The HOA shall maintain all drainage facilities and structures.
8. The HOA shall maintain all catch basins, collectors, v-ditches or any other related flood control or storm water control device.
9. The HOA to maintain all exterior walls and landscaping.
10. The developer shall participate in the City-wide LLMD.
11. The developer shall annex into LLMD District 1 for all exterior landscaping to be maintained by the City.
12. The developer shall comply with all City ordinances regarding construction debris removal and recycling, per Section 8.32 of the Lake Elsinore Municipal Code.
13. The developer shall provide the City with an inventory of all street signs,

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street markings, street trees and total square footage of all streets in a digital format acceptable to the City.

14. Secondary access shall be clearly defined as part of the development.
15. The developer shall meet City curb, gutter and sidewalk requirements.
16. The City's Landscape Architect shall review all landscape and/or irrigation plans prior to acceptance by the City.

(Riverside County Fire Department Conditions of Approval dated March 8, 2006 attached.)

(End of Conditions)

LE-1X33725

03/08/06
05:54

Riverside County LMS
CONDITIONS OF APPROVAL

Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT

DRAFT

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

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING

DRAFT

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 50 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999 MAP-#7-ECS-HAZ FIRE AREA

DRAFT

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

03/08/06
05:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page:

Library Conditions

50. PRIOR TO MAP RECORDATION

50.FIRE.999 MAP*-*#43-ECS-ROOFING MATERIAL DRAFT

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

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

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

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999 MAP-#50C-TRACT WATER VERIFICA DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 34231
A one-lot subdivision of 13.81+ acres for condominium purposes,
on APN 347-120-047

Final Conditions of Approval, 8/22/06

PLANNING DIVISION

1. Tentative Tract Map No. 34231 will expire with the expiration of the applicable Development Agreement for the Ramsgate Specific Plan and its accompanying Operating Memorandum(s) of Understanding, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 34231 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
4. The City intends to file a Notice of Determination with the Riverside County Clerk's office within five (5) business days from the approval of this map by the City Council.
5. The applicant shall provide to the Community Development Director within 30 days of approval, a final approved version of the project in digitized format.
6. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted for this project, as printed with Addendum No. 3 to the Final Supplemental Environmental Impact Report for Ramsgate Specific Plan No. 89-1, unless superceded by these Conditions.

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7. The applicant shall fund the implementation of the MMRP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued, and any other pertinent material, in order to monitor and report compliance to the City until the completion of the project.
8. This map must comply with the Development Standards and Design Guidelines approved with the Ramsgate Specific Plan No. 89-1 Fourth Revision (SP). Construction of the property is subject to all the Conditions of Approval of the SP unless superceded by these conditions. Where the SP is silent, Title 16 and 17 of the Lake Elsinore Municipal Code shall apply.
9. Construction on the property covered by this map is subject to the terms and conditions of the Development Agreement and accompanying Operating Memorandum(s) of Understanding for the Ramsgate Specific Plan.
10. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the tentative map approval by the City Council.

PRIOR TO FINAL TRACT MAP:

11. The applicant shall comply with the requirements of the Riverside County Fire Department, as listed in their transmittal received August 10, 2006, attached.
12. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
13. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.

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14. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.

15. The applicant shall initiate and complete the formation of a homeowners' association approved by the City, recorded and in place. All Association documents shall be reviewed and approved by the City and recorded, such as the Articles of Incorporation and Covenants, Conditions and Restrictions (CC&Rs). The HOA shall be responsible for the maintenance of all open space areas and maintenance easement areas. The HOA shall maintain or coordinate with an appropriate agency approved by the Community Development Director, for such maintenance.
 - a. In the event that the Homeowners' Association fails to meet its responsibilities with regards to the maintenance of open space areas, the Lighting, Landscaping and Maintenance District shall automatically provide such maintenance and assess the HOA for such service.

 - b. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.

 - c. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

 - d. The developer shall provide landscaped areas on both sides of any access roadways within the tract, and the landscaped areas shall be maintained by the HOA.

16. All lettered lots shall be owned and maintained by the HOA or other entity approved by the Community Development Director and so noted on the Final

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Map.

17. The Final Map shall identify downslopes adjacent to streets as open space lots maintained by the HOA or as HOA Maintenance Easements. These HOA Maintenance Easements shall be planted, irrigated and maintained by the HOA.

PRIOR TO GRADING AND BUILDING PERMITS:

18. Thirty days prior to issuance of a grading permit, the applicant shall submit to the Community Development Department a burrowing owl survey for review and acceptance by the City.
19. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
20. Upon violation by the applicant of the City's Noise Ordinance or Condition of Approval #18 #19, applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and Condition of Approval #18. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.

Revised by the Planning Commission, 8-1-06

21. Prior to the issuance of a building permit, the applicant shall pay the City's Multiple Species Habitat Conservation Plan Local Development Mitigation Fee in effect at that time. The current fee for residential development with a

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density of less than 8.0 dwelling units per acre is \$1,651 per dwelling unit. For residential development with a density between 8.1 and 14.0, the current fee is \$1,057 per dwelling unit.

22. The Ramsgate SP project area is not within a Redevelopment Agency designated area.
23. The applicant shall comply with the requirements of the Lake Elsinore Unified School District under the provisions of SB 50, wherein the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District.
24. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the Elsinore Valley Municipal Water District (EVMWD).
25. All storm drains are to be maintained in accordance with the cooperative agreement with the Riverside County Flood Control and Water Conservation District.
 - a. The homeowners' association shall maintain water quality basins, landscaping, and open space drainage.
26. The developer shall submit plans to the electric utility company to layout the street lighting system. The cost of street lighting, installation, and energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and installed in accordance with City Standards.

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27. The applicant shall meet all requirements of the providing electric utility company.
28. The applicant shall meet all requirements of the providing gas utility company.
29. The applicant shall meet all requirements of the providing telephone utility company.
30. A bond is required guaranteeing the removal of all trailers used during construction.
31. All signage shall be subject to Planning Division review and approval prior to installation.
32. Landscape Plans for the tract shall include vegetative screening of retention basins and both sides of service roads and drainage easements, if any area constructed at the site.
33. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

PRIOR TO DESIGN REVIEW:

34. All future structural development associated with this map requires the approval of Design Review No. 2005-24.

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35. Elevation drawings for Design Review shall include four-sided architectural features for both the first and second story. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view and not visible due to elevation changes. In those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived.
36. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer prior to the issuance of a Certificate of Occupancy.
37. Downslopes adjacent to streets shall be maintained by the HOA.
38. The applicant shall install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines for the Ramsgate Specific Plan.
 - a.. Where views to open space are important, the applicant shall provide the appropriate view fencing.

ENGINEERING DIVISION

General Requirements:

39. 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.

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40. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
41. 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.
42. This project shall comply with the recommendations of the traffic study prepared for the Ramsgate Specific Plan, Tr25479.
43. Provide Tract Phasing Plan for the City Engineer's approval. Bond public improvements for each Phase as approved by the City Engineer.
44. An Encroachment Permit shall be obtained prior to any work on City right-of-way.
45. 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. Overhead utilities shall be undergrounded.
46. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
47. Applicant shall obtain any necessary Caltrans permits and meet all Caltrans requirements for any work within Caltrans right-of-way.

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48. The applicant shall install permanent bench marks per Riverside County Standards and at locations to be determined by City Engineer.
49. Provide fire protection facilities as required in writing by Riverside County Fire. The fuel modification zone shall be maintained by a homeowner's association.
50. Applicant shall pay all applicable development fees, including but not all inclusive: TUMF, MSHCP, TIF and area drainage fees.
51. Ten-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.
52. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
53. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
54. Up-slope maintenance along right-of-ways shall be maintained by a homeowner's association.
55. 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 homeowner's association.
56. 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

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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.

57. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
58. On-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
59. 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.
60. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
61. The applicant shall comply with all National Pollution Discharge Elimination System requirements in effect; including the submittal of an Water Quality Management Plan (WQMP) as required per the Santa Ana Regional Water Quality Control Board. The requirements of WQMP may affect the overall layout of the project. Therefore, WQMP submittal should be made during the initial process of the project.

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62. 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 storm water quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan. *(Required for lot of one acre or more)*
63. Applicant shall provide BMP's that will reduce storm water pollutants from parking areas and driveway aisles. *(Required for lot of one acre or more)*
64. City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of "Storm water Pollution, What You Should Know" describing preventing measures are available at City Hall.

PLEASE NOTE: The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waver – is *strictly prohibited* by local ordinances and state and federal law.

Prior to Approval of final Map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed and securities posted:

65. Construct the traffic signal at State Route 74 and Ardenwood Way.
66. Improve the north side of Ardenwood Way by constructing a bus bay per RTA standards and as shown in the map. Note: Additional right-of-way shall be

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provided to accommodate the bus bay.

67. Interior streets shall be privately maintained and shall have a minimum width of 28 feet unless otherwise approved by the Fire Department.
68. The driveway entrance at Ardenwood Way shall have a minimum width of 28 feet ~~and shall provide a turnaround area.~~ The gate shall be a minimum of 50 feet from Ardenwood Way.

Revised by the Planning Commission, 8-1-06

69. 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.
70. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
71. The developer shall provide street lighting and show lighting improvements (including along State Route 74) as part of street improvement plans as required by the City Engineer.
72. Conduct a traffic signal warrant analysis at the project entrance on Ramsgate Drive and on Ardenwood Way. If warranted, the signal(s) shall be constructed and operational prior to occupancy.
73. Make an offer of dedication for all public streets and easements required by these conditions or shown on the Tentative Map. All land so offered shall be granted to the City free and clear of all liens and encumbrances and without cost to the city.

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74. The applicant shall submit signing and striping plans for the required street improvements and a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All signing and striping and traffic control devices shall be installed prior to final inspection of public improvements. This includes Street Name Signs, No Parking and Street Sweeping Signs for streets within the tract.
75. A California Registered Civil Engineer shall prepare street and traffic improvement plans and specifications. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34). Street improvement plans shall show existing and future profiles at centerline of street, at top of curb and at centerline of the alley. The profiles and contours will extend to 50 feet beyond the property limits.
76. All Public Works improvements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to final map approval. The improvements shall include street and drainage improvements, street lighting, and associated traffic improvements related to the project.

Prior to Issuance of a Grading Permit

77. Submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
78. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrance on Ardenwood Way that minimizes sight distance standards (design for 35 mph).

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79. Construction Project access and hauling route shall be submitted and approved by the City Engineer,
80. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
81. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
82. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading and/or drainage acceptance from the adjacent property owners prior to grading permit issuance.
83. Applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
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 for the development including maintenance responsibilities. The applicant shall submit the SWPPP to the City for review and approval.

Prior to Issuance of Building Permit

85. All Public Works requirements shall be complied with as a condition of

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development as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.

86. 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 and specify the technical data for the water service at the location, such as water pressure and volume etc. Submit this letter prior to applying for a building permit.
87. No structures, landscaping, or equipment shall be located near the project entrance on Ardenwood Way that minimizes sight distance standards (design for 35 mph).
88. Pay all Capital Improvement TIF and Master Drainage Fees and Plan Check fees (LEMC 16.34).

Prior to Occupancy

89. Pay all fees and meet requirements of an encroachment permit issued by the Engineering Division for construction of off-site public works improvements (LEMC12.08, Res.83-78). All fees and requirements for an encroachment permit shall be fulfilled before Certificate of Occupancy.
90. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.
91. All public improvements shall be completed in accordance with the approved plans to the satisfaction of the City Engineer.

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92. All signing and striping and traffic control devices shall be installed. This includes Street Name Signs, No Parking and Street Sweeping Signs for streets within the tract.
93. Water and sewer improvements shall be completed in accordance with Water District requirements.
94. The traffic signal at Ardenwood Way and SR74 and warranted signals at the project entrance(s) shall be operational.
95. All open space, slopes, and flood control facilities, outside the public right-of-way shall be owned and maintained by homeowner's association. Proof of acceptance of maintenance responsibility shall be provided.
96. TUMF fees shall be paid. The TUMF fees shall be the effective rate at the time when the Certificate of Occupancy is obtained.

DEPARTMENT OF ADMINISTRATIVE SERVICES

97. Prior to the approval of the Final Map, the developer shall annex into the Mello-Roos Community Facilities District 2006-5 to fund the on-going operation and maintenance of the new parks, open space and public storm drains constructed as a result of the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. Applicant shall make a four thousand dollar (\$4,000) non-refundable deposit to cover the cost of the annexation process. Contact Dennis Anderson, Harris & Associates at (949) 655-3900 x334 or danderson@harris-assoc.com.
98. Prior to the approval of the Final Map, the developer shall annex into Lighting

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and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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. Applicant shall make a four thousand five hundred dollar (\$4,500) non-refundable deposit to cover the cost of the annexation process. Contact Dennis Anderson, Harris & Associates at (949) 655-3900 x334 or danderson@harris-assoc.com

(Fire Department Conditions of Approval, received August 10, 2006)
(End of Conditions)

Riverside County LMS
CONDITIONS OF APPROVAL FOR LE TR 34231

Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE -CITY CASE STATEMENT RECOMMND

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

10.FIRE.999 MAP #50-BLUE DOT REFLECTORS RECOMMND

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 Department.

10.FIRE.999 MAP*-15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 1000 GPM and an actual fire flow available from any one hydrant shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE.999 MAP* -#52-COMM/RES HYDRANT RECOMMND

Approved STANDARD fire hydrants, (6" x 4" x 2 1/2) shall be located at each street intersection and spaced no more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from hydrant.

Riverside County LMS
CONDITIONS OF APPROVAL

50. PRIOR TO MAP RECORDATION

50.FIRE.999

MAP* -#43-ESC-ROOFING MATERIAL

RECOMMND

Esc map must be stamped by the Riverside County Surveyor with the following
 Note: All buildings shall be constructed with class " A " material as per California
 Building Code.

Library Conditions

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#67-ESC-GATE ENTRANCE

RECOMMND

Esc map must be stamped by the Riverside County Surveyor with the following
 Note: Gate entrance shall be at least two feet wider than the width of the traffic
 lanes serving that gate. Any gate providing access from a road to a driveway shall
 be located at least 35 feet setback from the roadway and shall open to allow a vehicle
 to stop without obstructing traffic on the road. Here a one-way road with a single
 Traffic lane provides access to a gate entrance, a 40 ' turning radius shall be used.

50.FIRE.999

MAP* -#88-ESC-AUTO/MAN GATES

RECOMMND

Esc map must be stamped by the Riverside County Surveyor with the following
 Note: Gate (s) shall be automatic or manual minimum 20 feet in width. Gate access
 shall be made equipped with a rapid entry system. Plans shall be submitted to the Fire
 Department for approval prior to installation automatic/manual gate pins shall be rated
 with a shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with
 emergency backup power. Gates activated by the rapid entry system shall remain open
 until closed by the rapid entry system.

Library Conditions

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAPS-#46-WATER PLANS

RECOMMND

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

Library Conditions

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#53-ESC-WTR PRIOR/COMBUS

RECOMMND

Esc map must be stamped by Riverside County Surveyor with the following
Note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE.999

MAP-#47-SECONDARY ACCESS

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP* -#70-ESC-ADDRESS

RECOMMND

Esc map must be stamped by the Riverside County Surveyor with the following Note: The address will be clearly visible from the public roadway, located no more than 5 feet from access to Tract 34231. A permanent monument will be provided for the address. Address numbers will be a minimum 8 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address will have to be located on B drive and A drive to the entrance Address will be displayed horizontally.

Library Conditions

80. PRIOR TO GRADING PERMIT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999

MAP-#50-TRACT WATER VERIFICATION

RECOMMND

The required water system, including all fire hydrant (s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be at the job site.

Library Conditions

80. PRIOR TO GRADING PERMIT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999

MAP – SECONDARY/ALTER ACCESS

RECOMMND

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

Alternate and or Secondary Access (s) shall be completed and inspected per the approved plans and prior to any phase occupation.

90. PRIOR TO BUILDING FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE.999

MAP-#45 - FIRE LANES

RECOMMND

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. **Approval Expiration.** Design Review approval for Residential Project No. R 2005-24 will lapse and be void unless a building permit is issued within one (1) year of the Planning Commission approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.
2. **Indemnity.** The Applicant shall defend, indemnify, and hold harmless the City, its officials, officers, employees, and/or agents from any claim, action, or proceeding against the City, its officials, officers, employees, or agents concerning the project attached hereto.
3. **Notice Filing.** The City intends to file a Notice of Determination with the Riverside County Clerk's office within five business days from the approval of this Design Review by the Planning Commission.
4. **Revision to Plans.** All site improvements shall be constructed as indicated on the approved plotting plan and building elevations or as specified by these Conditions of Approval. Any other revisions to the approved plotting plan or building elevations shall be subject to approval of the Community Development Director or designee.
 - a. All lots shall meet the minimum setback requirements of the Medium High Density Residential Development Regulations of the Ramsgate Specific Plan Fourth Revision. Where dimensions are missing on

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

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conceptual plans, it is assumed that Precise Grading Plans will comply with these setback requirements.

5. **Use of Colors & Materials.** Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
6. **Style & Color Distribution.** Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product and/or color scheme shall not be constructed directly across or adjacent to one another.
7. **ADA Requirements.** Applicant shall meet all American with Disabilities Act requirements for access to the Model Home Complex.
8. **Prior Approvals.** Applicant shall comply with all requirements of the underlying Tract Map No. 34231 and Tract 25479, unless superseded by these conditions.
 - a. Applicant shall comply with all relevant Mitigation Monitoring Program requirements as set forth in Addendum No. 3 to the Final Supplemental Environmental Impact Report (SCH 88090525) for Ramsgate Specific Plan No. 89-1. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.
9. **RDA:** This project is not within a designated Redevelopment Agency Project Area.
10. **Hours of Construction.** ~~The developer shall comply with Chapter 17.78,~~

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

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~~Noise Control, of the Lake Elsinore Municipal Code. In addition, construction shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. No construction activity shall be allowed on Saturdays, Sundays or legal holidays. It is the developer's responsibility to ensure that contractors and subcontractors at the project site comply on his behalf.~~

The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays."

Amended by the Planning Commission, 8-1-06

11. **Violations.** Upon violation by the applicant of the City's Noise Ordinance or Condition of Approval No. 10, the applicant shall cease all construction activities and shall be permitted to recommence such activities only upon depositing with the City a \$5,000 cash deposit available to be drawn upon by the City to fund any future law enforcement needs that may be caused by potential project construction violations and the enforcement of the City's Noise Ordinance and Condition of Approval No. 10. The applicant shall replenish the deposit upon notice by the City that the remaining balance is equal to or less than \$1,000.
12. **Construction Trailers.** A cash bond of \$1,000.00 shall be required for any construction trailers used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to the approval of the Community Development Director or designee.
13. **Construction Phasing.** Construction phasing plans shall be implemented to avoid construction traffic from entering occupied neighborhoods within the tract.

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

- a. After occupancy of units in Phase 1, construction vehicles shall use the secondary access driveway or "F" Drive to reach Phases 2 and 3.
 - b. Construction vehicles shall use "F" Drive to access Phases 5 and 6.
14. **EVMWD.** The project shall connect to sewer and meet all requirements for water availability of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
15. **Garages.** ~~Garages shall be constructed to provide a minimum of nine feet six inches by nineteen feet six inches (9' 6" x 19' 6") of interior clear space for two cars for a total interior clear space of nineteen feet six inches by nineteen feet six inches (19' 6" X 19' 6").~~

Garages shall be constructed to provide a minimum of ten feet by twenty feet (10' x 20') of clear space for each of two cars. Side-by-side, the total interior clear space of twenty feet by twenty feet (20' x 20') is required.

Amended by the Planning Commission, 8-1-06

16. **Walls & Fences.** All theme walls are required to be coated with anti-graffiti paint.
17. Any retaining walls visible to the public shall match the interior masonry block walls in color and style.
18. Construction drawings shall use clearly identifiable and distinguishable symbols for the different types of walls and fences proposed. Construction

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

drawings shall be reviewed to ensure inclusion of these Conditions of Approval.

19. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of masonry block, and match up to project block walls or residential buildings in color, texture and style.
20. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.
21. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.
22. Any tubular steel view fence installed shall be of industrial-grade material for safety purposes.
23. Construction drawings for Interior Wood Fence shall comply with the City Standard Drawing Exhibit 'A.'
24. A six-foot (6') decorative block wall shall be required along all side and rear property lines of the subdivision in compliance with the standards in Zoning Code Section 17.14.130.D. A "Wall and Fencing Plan" shall be submitted for the entire project prior to the issuance of any building permits, subject to the review and approval of the Community Development Director or his designee. Through this review process, it shall be determined if any existing fences need to be replaced. The applicant shall work with the existing adjacent property owners to coordinate any necessary replacement of existing fences/block walls.
25. **FMZ.** The applicant shall abide by the approved Fuel Modification Plan for Tract 25479, and all conditions of approval of said tract.

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

26. **Four-sided Articulation.** Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible from the community trail or as a result of elevation changes between homes will not be considered for waiver of this condition.
27. **Fire Department Primary & Secondary Access.** The applicant shall consult with the Building and Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements of that agency during all phases of construction once combustibles are brought to the site. The applicant shall meet all applicable County Fire Department requirements for fire protection of the project site.
28. **Signage.** All signage shall be reviewed and approved by the Community Development Director or his designee, and shall require the issuance of a Sign Permit as appropriate.
- a. Applicant shall install neighborhood entry monumentation and landscaping prior to the first Certificate of Occupancy for both the Ardenwood and Rosetta Canyon corners of the project. Construction drawings shall include their location, size, identification, color and materials, in compliance with the Design Guidelines of the Ramsgate Specific Plan.
29. **CC&Rs.** The applicant shall initiate and complete the formation of a homeowners' association (HOA) and provide to the City for review and approval Covenants, Conditions and Restrictions (CC&Rs) for said HOA, prior

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

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to release of building permits.

- a. All open space areas, picnic areas, tot lot, walking trails, maintenance easements, detention basins and drainage facilities shall be maintained by the HOA excepting underground storm drain pipes.
- b. All HOA documents shall be approved by the City and recorded, such as the Articles of Incorporation and CC&Rs.
- c. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers and trucks over one-ton capacity.
- d. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.
- e. All lettered lots shall be owned and maintained by the HOA and so noted on the Final Map.

Prior to Issuance of Building/Grading Permits

30. **Acknowledgment of Conditions.** Prior to issuance of any precise grading permits or building permits, 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.

31. **Grading Ordinance Compliance.** Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code, Chapter 15.72 and using accepted control techniques. Interim erosion control measures shall be provided thirty (30) days after the site's rough grading, as approved by the City Engineer.

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

32. **Plancheck Submittal.** These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.
33. **UBC.** The applicant shall submit for review and approval by the Building Division building plans that are designed to current UBC and adopted codes, and meet all applicable Building and Safety Division requirements.
34. **Trash Concrete Pads.** Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal the trash barrels from public view, subject to the approval of the Community Development Director or his designee.
35. **Driveways.** Driveways shall be constructed of concrete per Building and Safety Division standards.
36. **Building Addresses.** The building addresses shall be a minimum of four inches (4") high and shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care should be taken to select colors and materials that contrast with building walls or trim.
37. **Meeting with Contractor.** Prior to Building Permits the Construction Supervisor shall meet with the Planning Division to review the Conditions of Approval.
38. **Landscape & Irrigation Plans.** Landscaping Plans and Irrigation Details for each plan shall be required, Typical Front Yard Plans and a Cost Estimate shall

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be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.

- a. **Street Trees.** The applicant shall install street trees to match existing street trees a maximum of thirty feet (30') apart, and at least twenty-four inch (24") box in size. The applicant shall be discouraged from using Canary Island Pine because they tend to grow too big in this climate for street trees. The applicant shall be discouraged from using Evergreen Pear because they are susceptible to fire blight in this area. If London Plane trees are used, the best variety for this area is the "Blood Good."
- b. **Sight Visibility.** Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
- c. **Water Conservation.** The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
- d. **Easements.** Landscaping shall be shown and installed on both sides of any drainage easements not within a residential lot.
- e. **Drainage facilities.** Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.
- f. **Downslopes.** Down slopes adjacent to streets shall be planted and irrigated by the developer and maintained by the HOA.

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

- g. **Model Complex.** Appropriate landscaping shall be designed and provided at the model site.
39. **Xeriscape Demonstration.** One of the proposed lots of the Model Home Complex shall be Xeriscaped and signage provided that identifies Xeriscape landscaping.
40. **LEUSD.** Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits. The applicant shall provide evidence that all required school fees have been paid.
41. **Park Fees.** Prior to issuance of building permits, the applicant shall pay park-in-lieu fees in effect at the time of building permit issuance.
42. **Ground Mounted Equipment.** All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind the fencing, landscaping will not be required. Air conditioning and related equipment located in side yards shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.

Prior to Final Approval

43. **Issuance of Occupancy.** The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

44. **Painted Fencing.** Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
45. **Landscaping & Irrigation Installed.** All front yards and the side yards on corner lots shall be properly landscaped and irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
- a. **Bond for Model Complex.** All landscape improvements for the Model Home Complex shall be bonded for labor and materials for 2 years with a 120% Faithful Performance Bond prior to final approval of the Model Home Complex. A paper bond shall be acceptable. The bond will be released two (2) years from the date of the last Certificate of Occupancy.
 - b. **Phasing.** All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - c. **Consistency with Approved Plans.** Final landscape plan must be consistent with the approved site plan.
 - d. **Slope Landscaping.** All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of certificate of occupancy.
 - e. **Open Space.** All adjacent Open Space areas shall be completely landscaped and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.

CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECT NO. 2005-24, MBK HOMES "TRIESTE" @ RAMSGATE, IN TRACT MAP 34231

Final Conditions of Approval by Planning Commission, 8-1-06

- f. **Landscape Bond.** All landscape improvements shall be bonded with a 100 percent Faithful Performance Bond for labor and materials for two years from Certificate of Occupancy.

ENGINEERING DIVISION

The Conditions of Approval for underlying Tentative Tract Map No. 34231 shall apply to this Design Review.

DEPARTMENT OF ADMINISTRATIVE SERVICES

46. Prior to approval of the Final Map, Parcel Map, Site Development Plan, or Special Use Permit (as applicable), the developer shall annex into Lighting and Landscaping Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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. Applicant shall make a four thousand five hundred dollar (\$4,500) non-refundable deposit to cover the cost of the annexation process. Contact Dennis Anderson, Harris & Associates at (949) 655-3900 Extension 334 or danderson@harris-assoc.com.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25476 REVISION NO. 1
A subdivision of 104.4 + acres into 290 residential lots and 13 open space lots
APNs 349-240-001 and -002, 349-420-001 and -002, 349-430-006, -007, and -008

FINAL CONDITIONS – August 21, 2003

PLANNING DIVISION

1. Tentative Tract Map No. 25476 Revision No. 1 shall expire with the expiration of the applicable Development Agreement for Ramsgate, on June 20, 2005, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 25476 Revision No. 1 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards or legislative body concerning Tentative Tract Map No. 25476 Revision No. 1, 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. If the City fails to promptly notify the Applicant of any such claim or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
4. Construction on the property covered by this map is subject to all the Conditions of Approval of the Third Revision to the Ramsgate Specific Plan unless superceded by these conditions.
5. Construction on the property covered by this map is subject to the terms and conditions of the Development Agreement for Ramsgate.
6. All lots shall comply with minimum standards contained in the Residential Development Regulations contained in the Third Revision to the Ramsgate Specific Plan. Where these standards are silent, Title 16 of the Lake Elsinore Municipal Code shall apply.
7. The applicant shall comply with the updated Mitigation Monitoring Program (MMP) for this project, as printed in Appendix "F" of Addendum No. 2 of the Final Supplemental Environmental Impact Report.
8. The applicant shall fund the implementation of the MMP through every stage of

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25476 REVISION NO. 1
A subdivision of 104.4 + acres into 290 residential lots and 13 open space lots
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FINAL CONDITIONS – August 21, 2003

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

9. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the Tentative Tract Map approval.

PRIOR TO FINAL TRACT MAP:

10. All lettered lots shall be owned and maintained by the Homeowners' Association or other entity approved by the Community Development Director, and so noted on the Final Map.
11. The developer shall construct any half street improvements per the City requirements of a half street plus one lane.
12. The following items shall be corrected on the Final Map:
- a. The total number of residential lots shall be corrected to '290,' from '289' in the Land Use Summary and Total Lots notation on the map.
 - b. The Lot Area Table entry for Lot #237 shall correctly list the dimensions as shown on the map.
13. The Elsinore Valley Municipal Water District requests that the applicant contact them for up-to-date conditions of service.
14. Under the provisions of SB 50, the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District. Pursuant to AB 2926, AB 1600 and AB 181 the Lake Elsinore Unified School District would require payment, by the owner or developer of the maximum allowable commercial/industrial school fee prior to the issuance of a certificate of compliance.
15. The applicant shall comply with all requirements of the Riverside County Fire Department, as listed in their transmittal dated June 11, 2002 attached.
- a. The applicant shall provide wall and fencing plans for tracts containing flag lots

City Council
Approved 8-12-03

Planning Commission
Approved 8-15-03

CONDITIONS OF APPROVAL FOR
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A subdivision of 104.4 + acres into 290 residential lots and 13 open space lots
APNs 349-240-001 and -002, 349-420-001 and -002, 349-430-006, -007, and -008

FINAL CONDITIONS – August 21, 2003

that include a conceptual design of monument-type structures at the end of flag lot driveways that are both visible, and clearly identify the address of the dwelling.

- b. The applicant shall site a two-story unit behind a single-story unit where the flag lot design blocks visibility of homes from the street.
16. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
17. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
18. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
19. The applicant shall initiate and complete the formation of a Homeowners' Association, approved by the City, recorded and in place. All Association documents shall be approved by the City and recorded, such as the Articles of Incorporation for the Association, and Covenants, Conditions and Restrictions (CC & R's).
- a. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - b. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

PRIOR TO DESIGN REVIEW:

20. All future structural development associated with this map requires separate Design Review approval.
21. Elevation drawings for Design Review shall include four-sided architectural features.
22. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer.
23. The applicant shall be required to install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines of the Ramsgate Specific Plan. Where views to open space are important, the applicant shall provide the appropriate view fencing. A detailed fencing plan shall be required for review and approval during the

City Council
Approved 8-12-03

Planning Commission
Approved 9-15-03

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25476 REVISION NO. 1
A subdivision of 104.4 + acres into 290 residential lots and 13 open space lots
APNs 349-240-001 and -002, 349-420-001 and -002, 349-430-006, -007, and -008

FINAL CONDITIONS – August 21, 2003

Design Review process.

PRIOR TO BUILDING PERMIT AND GRADING PERMITS:

24. Development within the Ramsgate Specific Plan shall generally follow the sequence as approved in the Conceptual Phasing Plan for the Specific Plan. Development shall assure that adequate primary and secondary access is provided during all stages and phases.
25. Primary and secondary access roadways shall be constructed prior to the issuance of building permits for the map. These roadways include the following, as designed within TTM 25479 and TTM 25478:
 - Primary: Riverside Street, from the map's east boundary to a westerly connection to State Route 74.
 - Secondary: Emergency Access Road from the map's south boundary to the north boundary of TTM 25478, 'E' Street, 'A' Street, 'F' Street as designed in TTM 25478, and Ramsgate Drive as designed in TTM 25479.
26. Development within TTM 25476 Revision No. 1 shall generally follow the phasing designations for the map, and development shall assure that adequate primary and secondary access is provided as shown in the 'Fire Access Table.'
27. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
28. The applicant shall post a \$5,000.00 performance bond or other acceptable form of security to address future law enforcement needs that may be caused by potential project construction violations. The performance bond shall remain in effect for the term of construction and shall be: (1) acceptable to the applicant; (2) in a form approved by the City Attorney, and (3) reasonably addresses additional enforcement requirements that are not feasibly addressed by the Sheriff's Office.
29. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
30. Arrangements shall be made between the City and the applicant for fiscal impacts by the

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Approved 8-12-03

Planning Commission
Approved 7-15-03

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25476 REVISION NO. 1**

**A subdivision of 104.4 + acres into 290 residential lots and 13 open space lots
APNs 349-240-001 and -002, 349-420-001 and -002, 349-430-006, -007, and -008**

FINAL CONDITIONS – August 21, 2003

project. Prior to Final Map, the applicant shall annex into Community Facilities District No. 2003-01, or make other arrangements with the City to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, including city-wide improvements and facilities relating to fire, police, and paramedic service.

31. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.
32. The developer shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
33. The applicant shall meet all requirements of the providing electric utility company.
34. The applicant shall meet all requirements of the providing gas utility company.
35. The applicant shall meet all requirements of the providing telephone utility company.
36. A bond is required guaranteeing the removal of all trailers used during construction.
37. All signage shall be subject to Planning Division review and approval prior to installation.
38. Landscape Plans for the tract shall include vegetative screening of all retention basins.
39. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25476 REVISION NO. 1
A subdivision of 104.4 + acres into 290 residential lots and 13 open space lots
APNs 349-240-001 and -002, 349-420-001 and -002, 349-430-006, -007, and -008

FINAL CONDITIONS – August 21, 2003

ENGINEERING DIVISION

40. 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.
41. Pay all applicable Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
42. 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.
43. 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).
44. 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).
45. 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.
46. Applicant shall obtain any necessary Caltrans permits and meet all Caltrans requirements.
47. Desirable design grade for local streets should not exceed 10%. The maximum grade of 15% should only be used because of design constraints.
48. Interior streets shall be designed with 10% as the desired grade and intersecting streets shall meet at a maximum grade of 6%.
49. Pay all fees and meet the requirements for an encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
50. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.

City Council
Approved 8-12-03

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CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

51. The applicant shall install one permanent bench mark to Riverside County Standards and at a location to be determined by City Engineer.
52. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
53. 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.
54. Provide fire protection facilities as required in writing by Riverside County Fire.
55. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
56. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
57. 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.
58. 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.
59. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
60. 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.
61. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.

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FINAL CONDITIONS – August 21, 2003

62. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
63. 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.
64. 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.
65. 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".
66. 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.
67. 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.
68. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
69. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
70. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
71. 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 are exceeded, drainage facilities should be installed.
72. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.

**CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

73. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
74. Provide Tract Phasing Plan for the City Engineer's approval. Bond the public improvements for each Phase as approved by the City Engineer.
75. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board if necessary 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.
76. 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.
77. The detention basins shall be designed to filter the first flush storm and completely drain the runoff from a 2 yr. storm event in less than 40 hours.
78. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
79. Intersecting streets on the inside radius of a curve will only be permitted when adequate sight distance is verified by a registered civil engineer.
80. All residential streets with horizon reversing curves shall have a minimum tangent of 50 feet between the curves.
81. No residential lot shall front, and access shall be restricted on and so noted on the final map, the following streets: Ramsgate Dr., Trellis Lane, "B" Street within Tr.25479, Elsinore Hills Rd., Riverside St., and Steele Valley Rd.
82. Upon demonstration to the City prior to recordation of the Final Map that an adjacent property owner is unable to gain reasonable access to an adjacent parcel (considering available option along the entire boundary of the parcel), City shall inform Developer and

**CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

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.

83. Applicant shall provide a homeowner's association with CC & R's for maintenance of the open space and detention basins, or an entity approved by the Community Development Director.
84. 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 home owner's association or private property owner, or an entity approved by the Community Development Director.
85. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
86. A "Y" intersection at Riverside Drive is not acceptable and will not be allowed. An intersection at right angles with Laister St. will be acceptable.
87. The applicant shall construct Riverside Street from SR-74 to 500 feet southerly as a full secondary highway (88 ft. R/W) and from 500 feet southerly of SR 74 to the westerly boundary of TTM 25476 as a 36 foot paved section (Std. Section 106 B). Riverside Street along the northerly boundary of TTM 25476 from the westerly boundary to Steele Valley Road shall be constructed as a half section of a secondary; except the section along the existing houses which will be designed and constructed as approved by the City Engineer. Riverside Street from Steele Valley Road to the easterly boundary of TTM 25477 shall be constructed as a full secondary highway. Riverside Street from the easterly boundary of TTM 25477 to the easterly boundary of TTM 25476 shall be constructed as a half section of a secondary (88 ft.).
88. Applicant shall install a traffic signal at Hwy 74 and Riverside Street at the 50th certificate of occupancy.

CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

89. The slopes manufactured for development along Wasson Creek shall be protected and be stable during a 100 yr. storm event.

COMMUNITY SERVICES DEPARTMENT

90. All retention basins and v-ditches are to be maintained by the HOA.
91. The development of TTM 25476 is pursuant to compliance with the requirements of the Development Agreement that pertains to Ramsgate.

End of Conditions

City Council
Approved

Planning Commission
Approved 7-15-03

6/11/02
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Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT DRAFT

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

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING DRAFT

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page 7

Library Conditions

50. PRIOR TO MAP RECORDATION

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

DRAFT

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

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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

DRAFT

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

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999 MAP-#004 FUEL MODIFICATION

DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE.999

MAP - VERIFICATION INSPECTION

DRAFT

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT (909-955-4777) TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

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CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25477 REVISION NO. 1
A subdivision of 51.5 + acres into 213 residential lots and 10 open space lots
APNs 349-400-020 AND -021; 349-410-001, -002, 003, -004, AND -016

FINAL CONDITIONS – August 21, 2003

PLANNING DIVISION

1. Tentative Tract Map No. 25477 Revision No. 1 shall expire with the expiration of the applicable Development Agreement for Ramsgate, on June 20, 2005, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 25477 Revision No. 1 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards or legislative body concerning Tentative Tract Map No. 25477 Revision No. 1, 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. If the City fails to promptly notify the Applicant of any such claim or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
4. Construction on the property covered by this map is subject to all the Conditions of Approval of the Third Revision to the Ramsgate Specific Plan unless superceded by these conditions.
5. Construction on the property covered by this map is subject to the terms and conditions of the Development Agreement for Ramsgate.
6. All lots shall comply with minimum standards contained in the Residential Development Regulations contained in the Third Revision to the Ramsgate Specific Plan. Where these standards are silent, Title 16 of the Lake Elsinore Municipal Code shall apply.
7. The applicant shall comply with the updated Mitigation Monitoring Program (MMP) for this project, as printed in Appendix "F" of Addendum No. 2 of the Final Supplemental Environmental Impact Report.

CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

8. The applicant shall fund the implementation of the MMP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued by the City, and any other pertinent material, in order to monitor and report compliance with the MMP, until the completion of the project.
9. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the Tentative Tract Map approval.

PRIOR TO FINAL TRACT MAP:

10. All lettered lots shall be owned and maintained by the Homeowners' Association or other entity approved by the Community Development Director, and so noted on the Final Map.
11. The developer shall provide an additional intersection study to verify adequate sight distance for the west intersection leg of "B" Street and Steele Valley Road prior to construction because it is an inside of curve that may pose safety concerns.
12. The developer shall construct any half street improvements per the City requirements of a half street plus one lane.
13. The following items shall be corrected on the Final Map:
 - a. The Lot Area Table entry for Lots #95, 209 and 213 shall correctly list the dimensions as shown on the map.
14. The Elsinore Valley Municipal Water District requests that the applicant contact them for up-to-date conditions of service.
15. Under the provisions of SB 50, the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District. Pursuant to AB 2926, AB 1600 and AB 181 the Lake Elsinore Unified School District would require payment, by the owner or developer of the maximum allowable commercial/industrial school fee prior to the issuance of a certificate of compliance.
16. The applicant shall comply with all requirements of the Riverside County Fire Department, as listed in their transmittal dated June 11, 2002 attached.

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

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FINAL CONDITIONS – August 21, 2003

- a. The applicant shall provide wall and fencing plans for tracts containing flag lots that include a conceptual design of monument-type structures at the end of flag lot driveways, that are both visible, and clearly identify the address of the dwelling.
 - b. The applicant shall site a two-story unit behind a single-story unit where the flag lot design blocks visibility of homes from the street.
17. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
 18. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
 19. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
 20. The applicant shall initiate and complete the formation of a Homeowners' Association, approved by the City, recorded and in place. All Association documents shall be approved by the City and recorded, such as the Articles of Incorporation for the Association, and Covenants, Conditions and Restrictions (CC & R's).
 - a. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - b. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

PRIOR TO DESIGN REVIEW:

21. All future structural development associated with this map requires separate Design Review approval.
22. Elevation drawings for Design Review shall include four-sided architectural features.
23. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer.
24. The applicant shall be required to install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines of the Ramsgate Specific Plan. Where views to open space are important, the applicant shall provide the appropriate

CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

view fencing. A detailed fencing plan shall be required for review and approval during the Design Review process.

PRIOR TO BUILDING PERMIT AND GRADING PERMITS:

25. Development within the Ramsgate Specific Plan shall generally follow the sequence as approved in the Conceptual Phasing Plan for the Specific Plan. Development shall assure that adequate primary and secondary access is provided during all stages and phases.
26. Primary and secondary access roadways shall be constructed prior to the issuance of building permits for the map. These roadways include the following:
 - Primary: Riverside Street, from the map's east boundary to a westerly connection to State Route 74.
 - Secondary: Steele Valley Road from the map's south boundary to a northerly connection to State Route 74.
27. Development within TTM 25477 Revision No. 1 shall generally follow the phasing designations for the map, and development shall assure that adequate primary and secondary access is provided as shown in the 'Fire Access Table.'
28. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
29. The applicant shall post a \$5,000.00 performance bond or other acceptable form of security to address future law enforcement needs that may be caused by potential project construction violations. The performance bond shall remain in effect for the term of construction and shall be: (1) acceptable to the applicant; (2) in a form approved by the City Attorney, and (3) reasonably addresses additional enforcement requirements that are not feasibly addressed by the Sheriff's Office.
30. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
31. Arrangements shall be made between the City and the applicant for fiscal impacts by the project. Prior to Final Map, the applicant shall annex into Community Facilities District

City Council
Approved 8-12-03

Planning Commissi-
Approved 7-15-03

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FINAL CONDITIONS – August 21, 2003

- No. 2003-01, or make other arrangements with the City to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, including city-wide improvements and facilities relating to fire, police and paramedic service.
32. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.
 33. The developer shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
 34. The applicant shall meet all requirements of the providing electric utility company.
 35. The applicant shall meet all requirements of the providing gas utility company.
 36. The applicant shall meet all requirements of the providing telephone utility company.
 37. A bond is required guaranteeing the removal of all trailers used during construction.
 38. All signage shall be subject to Planning Division review and approval prior to installation.
 39. Landscape Plans for the tract shall include vegetative screening of all retention basins.
 40. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

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Approved 8-12-03

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FINAL CONDITIONS – August 21, 2003

ENGINEERING DIVISION

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 applicable 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. 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.
47. Applicant shall obtain any necessary Caltrans permits and meet all Caltrans requirements.
48. Desirable design grade for local streets should not exceed 10%. The maximum grade of 15% should only be used because of design constraints.
49. Interior streets shall be designed with 10 % as the desired grade and intersecting streets shall meet at a maximum grade of 6 %.
50. Pay all fees and meet the requirements for an encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.

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FINAL CONDITIONS – August 21, 2003

52. The applicant shall install one permanent bench mark to Riverside County Standards and at a location to be determined by City Engineer.
53. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
54. 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.
55. Provide fire protection facilities as required in writing by Riverside County Fire.
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59. 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.
60. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
61. 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.
62. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.

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FINAL CONDITIONS -- August 21, 2003

63. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
64. 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.
65. 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.
66. 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".
67. 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.
68. 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.
69. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
70. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
71. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
72. 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 are exceeded, drainage facilities should be installed.
73. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.

City Council
Approved 8-2-03

Planning Commission
Approved 7-15-03

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25477 REVISION NO. 1
A subdivision of 51.5 + acres into 213 residential lots and 10 open space lots
APNs 349-400-020 AND -021; 349-410-001, -002, 003, -004, AND -016

FINAL CONDITIONS – August 21, 2003

74. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
75. Provide Tract Phasing Plan for the City Engineer's approval. Bond the public improvements for each Phase as approved by the City Engineer.
76. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board if necessary 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.
77. 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.
78. The detention basins shall be designed to filter the first flush storm and completely drain the runoff from a 2 yr. storm event in less than 40 hours.
79. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
80. Intersecting streets on the inside radius of a curve will only be permitted when adequate sight distance is verified by a registered civil engineer.
81. All residential streets with horizon reversing curves shall have a minimum tangent of 50 feet between the curves.
82. No residential lot shall front, and access shall be restricted on and so noted on the final map, the following streets: Ramsgate Dr., Trellis Lane, "B" Street within Tr.25479, Elsinore Hills Rd., Riverside St., and Steele Valley Rd.
83. Upon demonstration to the City prior to recordation of the Final Map that an adjacent property owner is unable to gain reasonable access to an adjacent parcel (considering available option along the entire boundary of the parcel), City shall inform

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25477 REVISION NO. 1
A subdivision of 51.5 + acres into 213 residential lots and 10 open space lots
APNs 349-400-020 AND -021; 349-410-001, -002, 003, -004, AND -016

FINAL CONDITIONS – August 21, 2003

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.

84. Applicant shall provide a homeowner's association with CC & R's for maintenance of the open space and detention basins, or an entity approved by the Community Development Director.
85. 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 home owner's association or private property owner, or an entity approved by the Community Development Director.
86. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
87. Lot "A" will be owned and maintained by an HOA.
88. A traffic signal shall be installed and be operational on SR74 and Steele Valley Road at the 50th certificate of occupancy.
89. Mauricio Avenue shall have enough R/W dedicated on the map to provide for the width of a local street, up to six feet, if needed.
90. Wasson Canyon Rd. shall be improved along the boundary of the tract to a minimum of a half street improvement plus one travel lane.
91. Steele Valley Rd. will be paved off-site for two travel lanes (26 ft.) northerly from the tract boundary to SR 74.
92. The slopes manufactured for development along Wasson Creek shall be protected and be stable during a 100 yr. storm event.
93. Steele Valley Road shall have a 150 ft. tangent between horizontal reversing curves.

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CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

94. The applicant shall construct the north side of Riverside Street from Steele Valley Road to the east boundary of TTM 25477 at its ultimate half-section width as a Major roadway plus one lane.

COMMUNITY SERVICES DEPARTMENT

95. All retention basins and v-ditches are to be maintained by the HOA.
96. The development of TTM 25477 is pursuant to compliance with the requirements of the Development Agreement that pertains to Ramsgate.

End of Conditions

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

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Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT DRAFT

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

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING DRAFT

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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10. PRIOR TO MAP RECORDATION

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

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

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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

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

11. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999 MAP-#004 FUEL MODIFICATION DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE.999

MAP - VERIFICATION INSPECTION

DRAFT

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT (909-955-4777) TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

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**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25478 REVISION NO. 2**

**A subdivision of 106.7 + acres into 255 residential lots, 1 school site, and 25 open space lots
APNs 347-110-027 AND -028; 347-330-025 AND -048; 347-340-002, -006, -007, -008, -009, -
010 AND -013**

FINAL CONDITIONS – August 21, 2003

PLANNING DIVISION

1. Tentative Tract Map No. 25478 Revision No. 2 shall expire with the expiration of the applicable Development Agreement for Ramsgate, on June 20, 2005, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 25478 Revision No. 2 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards or legislative body concerning Tentative Tract Map No. 25478 Revision No. 2, 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. If the City fails to promptly notify the Applicant of any such claim or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
4. Construction on the property covered by this map is subject to all the Conditions of Approval of the Third Revision to the Ramsgate Specific Plan unless superceded by these conditions.
5. Construction on the property covered by this map is subject to the terms and conditions of the Development Agreement for Ramsgate.
6. All lots shall comply with minimum standards contained in the Residential Development Regulations contained in the Third Revision to the Ramsgate Specific Plan. Where these standards are silent, Title 16 of the Lake Elsinore Municipal Code shall apply.
7. The applicant shall comply with the updated Mitigation Monitoring Program (MMP) for this project, as printed in Appendix "F" of Addendum No. 2 of the Final Supplemental Environmental Impact Report.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25478 REVISION NO. 2**

**A subdivision of 106.7 + acres into 255 residential lots, 1 school site, and 25 open space lots
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010 AND -013**

FINAL CONDITIONS – August 21, 2003

8. The applicant shall fund the implementation of the MMP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued by the City, and any other pertinent material, in order to monitor and report compliance with the MMP, until the completion of the project.
9. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the Tentative Tract Map approval.

PRIOR TO FINAL TRACT MAP:

10. All lettered lots shall be owned and maintained by the Homeowners' Association or other entity approved by the Community Development Director, and so noted on the Final Map.
11. The developer shall construct a temporary turn-around or cul-de-sac at the south end of "J" Street.
12. The developer shall provide an additional intersection study to verify adequate sight distance for the west intersection leg of "H" Street and Elsinore Hills Road prior to construction because it is an inside of curve that may pose safety concerns.
13. The developer shall construct any half street improvements per the City requirements of a half street plus one lane.
14. The Elsinore Valley Municipal Water District requests that the applicant contact them for up-to-date conditions of service.
15. Under the provisions of SB 50, the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District. Pursuant to AB 2926, AB 1600 and AB 181 the Lake Elsinore Unified School District would require payment, by the owner or developer of the maximum allowable commercial/industrial school fee prior to the issuance of a certificate of compliance.
16. The applicant shall comply with all requirements of the Riverside County Fire Department, as listed in their transmittal dated April 4, 2002 attached.

City Council
Approved 8.12.03

Planning Commission
Approved 7.15.03

CONDITIONS OF APPROVAL FOR
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010 AND -013

FINAL CONDITIONS – August 21, 2003

- a. The applicant shall provide wall and fencing plans for tracts containing flag lots that include a conceptual design of monument-type structures at the end of flag lot driveways that are both visible, and clearly identify the address of the dwelling.
 - b. The applicant shall site a two-story unit behind a single-story unit where the flag lot design blocks visibility of homes from the street.
17. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
 18. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
 19. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
 20. The applicant shall initiate and complete the formation of a Homeowners' Association, approved by the City, recorded and in place. All Association documents shall be approved by the City and recorded, such as the Articles of Incorporation for the Association, and Covenants, Conditions and Restrictions (CC & R's).
 - a. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - b. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

PRIOR TO DESIGN REVIEW:

21. All future structural development associated with this map requires separate Design Review approval.
22. Elevation drawings for Design Review shall include four-sided architectural features.
23. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer.
24. The applicant shall be required to install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines of the Ramsgate Specific

CONDITIONS OF APPROVAL FOR
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010 AND -013

FINAL CONDITIONS – August 21, 2003

Plan. Where views to open space are important, the applicant shall provide the appropriate view fencing. A detailed fencing plan shall be required for review and approval during the Design Review process.

PRIOR TO BUILDING PERMIT AND GRADING PERMITS:

25. Development within the Ramsgate Specific Plan shall generally follow the sequence as approved in the Conceptual Phasing Plan for the Specific Plan. Development shall assure that adequate primary and secondary access is provided during all stages and phases.
26. Primary and secondary access roadways shall be constructed prior to the issuance of building permits for the map. These roadways include the following:
 - Primary: Ramsgate Drive from the map's east boundary to a westerly connection to State Route 74.
 - Secondary: Emergency Access Road from the map's north boundary to connect with TTM 25476, the internal streets as designed in TTM 25476 ("F" Street, "A" Street, and Riverside Street to State Route 74).
27. Development within TTM 25478 Revision No. 2 shall generally follow the phasing designations for the map, and development shall assure that adequate primary and secondary access is provided as shown in the 'Fire Access Table.'
28. The City's Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
29. The applicant shall post a \$5,000.00 performance bond or other acceptable form of security to address future law enforcement needs that may be caused by potential project construction violations. The performance bond shall remain in effect for the term of construction and shall be: (1) acceptable to the applicant; (2) in a form approved by the City Attorney, and (3) reasonably addresses additional enforcement requirements that are not feasibly addressed by the Sheriff's Office.
30. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25478 REVISION NO. 2
A subdivision of 106.7 + acres into 255 residential lots, 1 school site, and 25 open space lots
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010 AND -013

FINAL CONDITIONS – August 21, 2003

31. Arrangements shall be made between the City and the applicant for fiscal impacts by the project. Prior to Final Map, the applicant shall annex into Community Facilities District No. 2003-01, or make other arrangements with the City to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, including city-wide improvements and facilities relating to fire, police, and paramedic service.
32. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.
33. The developer shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
34. The applicant shall meet all requirements of the providing electric utility company.
35. The applicant shall meet all requirements of the providing gas utility company.
36. The applicant shall meet all requirements of the providing telephone utility company.
37. A bond is required guaranteeing the removal of all trailers used during construction.
38. All signage shall be subject to Planning Division review and approval prior to installation.
39. Landscape Plans for the tract shall include vegetative screening of all retention basins.
40. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

CONDITIONS OF APPROVAL FOR
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APNs 347-110-027 AND -028; 347-330-025 AND -048; 347-340-002, -006, -007, -008, -009, -
010 AND -013

FINAL CONDITIONS – August 21, 2003

ENGINEERING DIVISION

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 applicable 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. 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.
47. Applicant shall obtain any necessary Caltrans permits and meet all Caltrans requirements.
48. Desirable design grade for local streets should not exceed 10%. The maximum grade of 15% should only be used because of design constraints.
49. Interior streets shall be designed with 10 % as the desired grade and intersecting streets shall meet at a maximum grade of 6 %
50. Pay all fees and meet the requirements for an encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.

City Council
Approved 8-12-03

Planning Commission
Approved 7/15/03

**CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

52. The applicant shall install one permanent bench mark to Riverside County Standards and at a location to be determined by City Engineer.
53. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
54. 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.
55. Provide fire protection facilities as required in writing by Riverside County Fire.
56. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
57. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
58. 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.
59. 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.
60. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
61. 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.

**CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

62. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
63. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
64. 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.
65. 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.
66. 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".
67. 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.
68. 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.
69. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
70. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
71. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
72. 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 are exceeded, drainage facilities should be installed.

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73. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.
74. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
75. Provide Tract Phasing Plan for the City Engineer's approval. Bond the public improvements for each Phase as approved by the City Engineer.
76. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board if necessary 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.
77. 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 meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
78. The detention basins shall be designed to filter the first flush storm and completely drain the runoff from a 2 yr. storm event in less than 40 hours.
79. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
80. Intersecting streets on the inside radius of a curve will only be permitted when adequate sight distance is verified by a registered civil engineer.
81. All residential streets with horizon reversing curves shall have a minimum tangent of 50 feet between the curves.
82. No residential lot shall front, and access shall be restricted on and so noted on the final map, the following streets: Ramsgate Dr., Trellis Lane, "B" Street within Tr.25479, Elsinore Hills Rd., Riverside St., and Steele Valley Rd.

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010 AND -013

FINAL CONDITIONS – August 21, 2003

83. Upon demonstration to the City prior to recordation of the Final Map that an adjacent property owner is unable to gain reasonable access to an adjacent parcel (considering available option along the entire boundary of the parcel), 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.
84. Applicant shall provide a homeowner's association with CC & R's for maintenance of the open space and detention basins, or an entity approved by the Community Development Director.
85. 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, or an entity approved by the Community Development Director.
86. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
87. A traffic signal shall be installed and be operational at Ramsgate Dr. and Elsinore Hills Rd. at the certificate of occupancy of the school.
88. The end of "J" Street needs to be designed for a future knuckle street connection with the adjacent tract.
89. The raised median on "G" Street should have minimum landscaping.
90. The Emergency Access Road shall be constructed when "A" Street is paved.
91. Ramsgate Drive shall have a 150 ft. tangent between horizontal reversing curves. The minimum centerline horizontal radius for Ramsgate Drive should be 1,000 feet.
92. Elsinore Hills Road shall have a 100 ft. tangent between horizontal reversing curves.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25478 REVISION NO. 2**

**A subdivision of 106.7 + acres into 255 residential lots, 1 school site, and 25 open space lots
APNs 347-110-027 AND -028; 347-330-025 AND -048; 347-340-002, -006, -007, -008, -009, -
010 AND -013**

FINAL CONDITIONS – August 21, 2003

COMMUNITY SERVICES DEPARTMENT

93. All retention basins and v-ditches are to be maintained by the HOA except those drainage facilities contained within the property owned by the Lake Elsinore Unified School District (LEUSD), who shall be responsible for maintenance of these facilities.
94. The development of TTM 25478 is pursuant to compliance with the requirements of the Development Agreement that pertains to Ramsgate.

End of Conditions

**City Council
Approved** 8-12-03

**Planning Commission
Approved** 7-15-03

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CONDITIONS OF APPROVAL

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LE-TR 25478

Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT DRAFT

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

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING DRAFT

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

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CONDITIONS OF APPROVAL

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Library Conditions

LE-712 25478

50. PRIOR TO MAP RECORDATION

50.FIRE.999

MAP-#46-WATER PLANS

DRAFT

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

50.FIRE.999

MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE.999

MAP-#47-SECONDARY ACCESS

DRAFT

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

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999

MAP-#004 FUEL MODIFICATION

DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection

AGENDA ITEM NO. 2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE.999 MAP-#004 FUEL MODIFICATION (cont.) DRAFT
measures within open space areas.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999 MAP-#50C-TRACT WATER VERIFICA DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

- PRIOR TO RELEASE OF BUILDING PERMIT - CONTACT FIRE DEPT TO SCHEDULE APPOINTMENT TO VERIFY PRIMARY/SECONDARY ACCESS EXIST

PRIOR TO FINAL INSPECTION

- SCHEDULE AN APPOINTMENT WITH FIRE DEPT TO VERIFY FUEL MODIFICATION

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2
A subdivision of 137 + acres into 254 residential lots, 1 commercial lot, 2 multi-family lots,
1 community park site, and 13 open space lots
APNs 347-120-016, -017, -018, -020, -21, -022 AND -023

FINAL CONDITIONS – August 21, 2003

PLANNING DIVISION

1. Tentative Tract Map No. 25479 Revision No. 2 shall expire with the expiration of the applicable Development Agreement for Ramsgate, on June 20, 2005, unless within that period of time a final map has been filed with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council.
2. Tentative Tract Map No. 25479 Revision No. 2 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards or legislative body concerning Tentative Tract Map No. 25479 Revision No. 2, 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. If the City fails to promptly notify the Applicant of any such claim or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
4. Construction on the property covered by this map is subject to all the Conditions of Approval of the Third Revision to the Ramsgate Specific Plan unless superseded by these conditions.
5. Construction on the property covered by this map is subject to the terms and conditions of the Development Agreement for Ramsgate.
6. All lots shall comply with minimum standards contained in the Residential Development Regulations contained in the Third Revision to the Ramsgate Specific Plan. Where these standards are silent, Title 16 of the Lake Elsinore Municipal Code shall apply.
7. The applicant shall comply with the updated Mitigation Monitoring Program (MMP) for this project, as printed in Appendix "F" of Addendum No. 2 of the Final Supplemental Environmental Impact Report.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2**

**A subdivision of 137 + acres into 254 residential lots, 1 commercial lot, 2 multi-family lots,
1 community park site, and 13 open space lots
APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

8. The applicant shall fund the implementation of the MMP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued by the City, and any other pertinent material, in order to monitor and report compliance with the MMP, until the completion of the project.
9. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the Tentative Tract Map approval.

PRIOR TO FINAL TRACT MAP:

10. All lettered lots shall be owned and maintained by the Homeowners' Association or other entity approved by the Community Development Director, and so noted on the Final Map.
11. The developer shall construct any half street improvements per the City requirements of a half street plus one lane.
12. The following items shall be corrected on the Final Map:
 - a. The Lot Area Table entries for Lots Nos. 62, 65, and 169 through 172 shall correctly list the dimensions shown on the map.
 - b. The "Total Lots" shall be corrected to "254."
13. The Elsinore Valley Municipal Water District requests that the applicant contact them for up-to-date conditions of service.
14. Under the provisions of SB 50, the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District. Pursuant to AB 2926, AB 1600 and AB 181 the Lake Elsinore Unified School District would require payment, by the owner or developer of the maximum allowable commercial/industrial school fee prior to the issuance of a certificate of compliance.
15. The applicant shall comply with all requirements of the Riverside County Fire Department, as listed in their transmittal dated September 26, 2002 attached. Additionally:
 - a. The applicant shall provide wail and fencing plans for tracts containing flag lots that include a conceptual design of monument-type structures at the end of flag lot

CONDITIONS OF APPROVAL FOR
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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023

FINAL CONDITIONS – August 21, 2003

driveways that are both visible, and clearly identify the address of the dwelling.

- b. The applicant shall site a two-story unit behind a single-story unit where the flag lot design blocks visibility of homes from the street.
16. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
17. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
18. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
19. The applicant shall initiate and complete the formation of a Homeowners' Association, approved by the City, recorded and in place. All Association documents shall be approved by the City and recorded, such as the Articles of Incorporation for the Association, and Covenants, Conditions and Restrictions (CC & R's).
- a. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - b. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

PRIOR TO DESIGN REVIEW:

20. All future structural development associated with this map requires separate Design Review approval.
21. Elevation drawings for Design Review shall include four-sided architectural features.
22. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer.
23. The applicant shall be required to install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines of the Ramsgate Specific Plan. Where views to open space are important, the applicant shall provide the appropriate view fencing. A detailed fencing plan shall be required for review and approval during the Design Review process.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2**

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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

PRIOR TO BUILDING PERMIT AND GRADING PERMITS:

24. Development within the Ramsgate Specific Plan shall generally follow the sequence as approved in the Conceptual Phasing Plan for the Specific Plan. Development shall assure that adequate primary and secondary access is provided during all stages and phases.
25. Primary and secondary access roadways shall be constructed prior to the issuance of building permits for the map. These roadways include the following:
 - Primary: Ramsgate Drive from “A” Street to a westerly connection to State Route 74.
 - Secondary: Trellis Lane to a northerly connection to State Route 74.
26. Development within TTM 25479 Revision No. 2 shall generally follow the phasing designations for the map, and development shall assure that adequate primary and secondary access is provided as shown in the ‘Fire Access Table.’
27. The City’s Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
28. The applicant shall post a \$5,000.00 performance bond or other acceptable form of security to address future law enforcement needs that may be caused by potential project construction violations. The performance bond shall remain in effect for the term of construction and shall be: (1) acceptable to the applicant; (2) in a form approved by the City Attorney, and (3) reasonably addresses additional enforcement requirements that are not feasibly addressed by the Sheriff’s Office.
29. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
30. Arrangements shall be made between the City and the applicant for fiscal impacts by the project. Prior to Final Map, the applicant shall annex into Community Facilities District No. 2003-01, or make other arrangements with the City to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, including city-wide improvements and facilities relating to fire, police, and paramedic service.

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2**

**A subdivision of 137 + acres into 254 residential lots, 1 commercial lot, 2 multi-family lots,
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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

31. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering sewer plans and profiles for submittal to the EVMWD.
32. The developer shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
33. The applicant shall meet all requirements of the providing electric utility company.
34. The applicant shall meet all requirements of the providing gas utility company.
35. The applicant shall meet all requirements of the providing telephone utility company.
36. A bond is required guaranteeing the removal of all trailers used during construction.
37. All signage shall be subject to Planning Division review and approval prior to installation.
38. Landscape Plans for the tract shall include vegetative screening of all retention basins.
39. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

ENGINEERING DIVISION

40. 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.

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2**

**A subdivision of 137 + acres into 254 residential lots, 1 commercial lot, 2 multi-family lots,
1 community park site, and 13 open space lots
APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

41. Pay all applicable Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
42. 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.
43. 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).
44. 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).
45. 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.
46. Applicant shall obtain any necessary Caltrans permits and meet all Caltrans requirements.
47. Desirable design grade for local streets should not exceed 10%. The maximum grade of 15% should only be used because of design constraints.
48. Interior streets shall be designed with 10% as the desired grade and intersecting streets shall meet at a maximum grade of 6%.
49. Pay all fees and meet the requirements for an encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
50. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
51. The applicant shall install one permanent bench mark to Riverside County Standards and at a location to be determined by City Engineer.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2**

**A subdivision of 137 + acres into 254 residential lots, 1 commercial lot, 2 multi-family lots,
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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

52. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
53. 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.
54. Provide fire protection facilities as required in writing by Riverside County Fire.
55. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
56. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
57. 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.
58. 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.
59. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
60. 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.
61. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.

CONDITIONS OF APPROVAL FOR
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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023

FINAL CONDITIONS – August 21, 2003

62. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
63. 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.
64. 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.
65. 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".
66. 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.
67. 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.
68. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
69. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
70. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
71. 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 are exceeded, drainage facilities should be installed.
72. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2**

**A subdivision of 137 + acres into 254 residential lots, 1 commercial lot, 2 multi-family lots,
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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

73. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
74. Provide Tract Phasing Plan for the City Engineer's approval. Bond the public improvements for each Phase as approved by the City Engineer.
75. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board if necessary 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.
76. 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.
77. The detention basins shall be designed to filter the first flush storm and completely drain the runoff from a 2 yr. storm event in less than 40 hours.
78. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
79. Intersecting streets on the inside radius of a curve will only be permitted when adequate sight distance is verified by a registered civil engineer.
80. All residential streets with horizon reversing curves shall have a minimum tangent of 50 feet between the curves.
81. No residential lot shall front, and access shall be restricted on and so noted on the final map, the following streets: Ramsgate Dr., Trellis Lane, "B" Street within Tr.25479, Elsinore Hills Rd., Riverside St., and Steele Valley Rd.
82. Upon demonstration to the City prior to recordation of the final map that an adjacent property owner is unable to gain reasonable access to an adjacent parcel (considering

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 25479 REVISION NO. 2**

**A subdivision of 137 + acres into 254 residential lots, 1 commercial lot, 2 multi-family lots,
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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

available option along the entire boundary of the parcel), 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.

83. Applicant shall provide a homeowner's association with CC & R's for maintenance of the open space and detention basins, or an entity approved by the Community Development Director.
84. 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, or an entity approved by the Community Development Director.
85. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
86. A schedule for the construction of Ramsgate Drive shall be submitted and approved by the City Engineer prior final map approval.
87. A traffic signal shall be installed and be operational at Hwy 74 and Ramsgate Dr. at the 50th certificate of occupancy.
88. A traffic signal shall be installed and be operational at Hwy 74 and Trellis Lane at the 110th certificate of occupancy.
89. A traffic signal shall be installed and be operational at Hwy 74 and "A" Street at the first certificate of occupancy of the commercial center or at 50% occupancy of Lot 258.
90. Street "P" shall be connected to Ramsgate Dr. with a pedestrian and bike pathway that meets ADA requirements, and a pedestrian traffic signal shall be installed and be operational at the 100th certificate of occupancy.

**CONDITIONS OF APPROVAL FOR
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APNs 347-120-016, -017, -018, -020, -21, -022 AND -023**

FINAL CONDITIONS – August 21, 2003

91. The applicant shall dedicate 30 feet to the City for Trellis Lane along the easterly boundary of Lot “M,” and shall dedicate to the City 60 feet along the southerly boundary of Lot “M.”
92. The detention basin shall be removed from the park site (Lot 265) and shall be owned and maintained by the HOA.

COMMUNITY SERVICES DEPARTMENT

93. All retention basins and v-ditches are to be maintained by the HOA.
94. The development of TTM 25479 is pursuant to compliance with the requirements of the Development Agreement that pertains to Ramsgate.
95. The Community Park site shall be reconfigured through the Final Map process on Parcels 257 and 256. Final Community Park configuration shall be approved by the Director of Community Services. All reconfigurations shall meet the original net acreage requirements (22.9 acres) of the Development Agreement applicable to this map.
96. Drainage/filtration area shall be fenced and become a lettered lot maintained by the HOA. The lettered lot shall include the retention areas on Lot 256.
97. No park credits shall be given for improvements to the drainage/filtration area.
98. The City Landscape Architect shall prepare all plans and specifications for the Community Park at the developer’s expense. No park or development credits shall be given for the cost of plans and specifications.
99. All park slopes along “A” Street and Ramsgate Drive shall be maintained by the HOA, including all parkways and medians within the public right-of-way. This requirement shall include graffiti removal.

End of Conditions

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

LE-772 254.3

09/26/02
07:33Riverside County LMS
CONDITIONS OF APPROVAL

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Library Conditions

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT

DRAFT

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

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING

DRAFT

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

10.FIRE.999 MAP*-#15-POTENTIAL FIRE FLOW

DRAFT

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2000 GPM for 2 hour duration at 20 PSI residual operating pressure.

10.FIRE.999 MAP*-#52-COM/RES HYDRANT

DRAFT

Approved SUPPL fire hydrants, (6"x4"x2x2 1/2) shall be located at each street intersection and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a hydrant.

FOR COMMERCIAL

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.999

MAP-#004-ECS-FUEL MODIFICATION

DRAFT

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

50.FIRE.999

MAP-#46-WATER PLANS

DRAFT

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

50.FIRE.999

MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE.999

MAP-#47-SECONDARY ACCESS

DRAFT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999

MAP-#004 FUEL MODIFICATION

DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999

MAP-#50C-TRACT WATER VERIFICA

DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE.999

MAP - SECONDARY/ALTER ACCESS

DRAFT

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s) as stated in the Transportation Department conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE.999

MAP - VERIFICATION INSPECTION

DRAFT

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT (909-955-4777) TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

**CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 30698**

**A subdivision of 49.6 + acres into 158 residential lots and 6 open space lots
APNs 347-110-022, -024, -025 AND -026**

FINAL CONDITIONS – August 21, 2003

PLANNING DIVISION

1. Tentative Tract Map No. 30698 shall 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 of Lake Elsinore City Council in accordance with the Subdivision Map Act (SMA). Additional extensions of time (36 months maximum time per the SMA) may be granted per City Council approval.
2. Tentative Tract Map No. 30698 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
3. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards or legislative body concerning Tentative Tract Map No. 30698, 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. If the City fails to promptly notify the Applicant of any such claim or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
4. Construction on the property covered by this map is subject to all the Conditions of Approval of the Third Revision to the Ramsgate Specific Plan unless superceded by these conditions.
5. All lots shall comply with minimum standards contained in the Residential Development Regulations contained in the Third Revision to the Ramsgate Specific Plan. Where these standards are silent, Title 16 of the Lake Elsinore Municipal Code shall apply.
6. The applicant shall comply with the updated Mitigation Monitoring Program (MMP) for this project, as printed in Appendix "F" of Addendum No. 2 of the Final Supplemental Environmental Impact Report.
7. The applicant shall fund the implementation of the MMP through every stage of development. The City shall appoint an environmental monitor who shall periodically inspect the project site, documents submitted by the applicant, permits issued by the City,

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 30698
A subdivision of 49.6 + acres into 158 residential lots and 6 open space lots
APNs 347-110-022, -024, -025 AND -026

FINAL CONDITIONS – August 21, 2003

and any other pertinent material, in order to monitor and report compliance with the MMP, until the completion of the project.

8. The applicant shall sign and return an "Acknowledgment of Conditions" to the Community Development Department within 30 days of the Tentative Tract Map approval.

PRIOR TO FINAL TRACT MAP:

9. All lettered lots shall be owned and maintained by the Homeowners' Association, or other entity approved by the Community Development Director, and so noted on the Final Map.
10. The map shall include access points to the Passive Park from the various neighborhoods adjacent to it, to maximize its use. Such access shall be made a part of Lot "A" and maintained by the HOA.
11. The developer shall provide additional intersection studies to verify sight distance visibility for "J"/"I" Streets, and "F"/"C" Streets, which are on the insides of curves and may pose safety concerns.
12. The Elsinore Valley Municipal Water District requests that the applicant contact them for up-to-date conditions of service.
13. Under the provisions of SB 50, the owner or developer shall pay school fees or enter into a mitigation agreement prior to the issuance of a certificate of compliance by the District. Pursuant to AB 2926, AB 1600 and AB 181 the Lake Elsinore Unified School District would require payment, by the owner or developer of the maximum allowable commercial/industrial school fee prior to the issuance of a certificate of compliance.
14. The applicant shall comply with all requirements of the Riverside County Fire Department, as listed in their transmittal dated October 16, 2002 attached.
 - a. The applicant shall provide wall and fencing plans because the tract contains flag lots. The plan shall include a conceptual design for monument-type structures at the end of flag lot driveways that are both visible, and clearly identify the address of the dwelling.
 - b. The applicant shall site a two-story unit behind a single-story unit where the flag lot design blocks visibility of homes from the street.

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15. A precise survey with closures for boundaries and all lots shall be provided per the LEMC.
16. Street names within the subdivision shall be approved by the Community Development Director or designee prior to final map approval.
17. All of the improvements shall be designed by the developer's Civil Engineer to the specifications of the City of Lake Elsinore.
18. The applicant shall initiate and complete the formation of a Homeowners' Association, approved by the City, recorded and in place. All Association documents shall be approved by the City and recorded, such as the Articles of Incorporation for the Association, and Covenants, Conditions and Restrictions (CC & R's).
 - a. CC&Rs shall prohibit on-street storage of boats, motor homes, trailers, and trucks over one-ton capacity.
 - b. CC&Rs shall prohibit roof-mounted or front-yard microwave satellite antennas.

PRIOR TO DESIGN REVIEW:

19. All future structural development associated with this map requires separate Design Review approval.
20. Elevation drawings for Design Review shall include four-sided architectural features.
21. Slopes on individual lots that are in excess of three feet in height shall be installed, landscaped and irrigated by the developer.
22. The applicant shall be required to install walls and fencing along the perimeter of the subdivision in accordance with the approved Design Guidelines of the Ramsgate Specific Plan. Where views to open space are important, the applicant shall provide the appropriate view fencing. A detailed fencing plan shall be required for review and approval during the Design Review process.

PRIOR TO BUILDING PERMIT AND GRADING PERMITS:

23. Development within the Ramsgate Specific Plan shall generally follow the sequence as approved in the Conceptual Phasing Plan for the Specific Plan. Development shall assure

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that adequate primary and secondary access is provided during all stages and phases.

24. Primary and secondary access roadways shall be constructed prior to the issuance of building permits for the map, subject to approval of the City Engineer, Fire Department and Community Development Director. These roadways may include the following:
 - Primary: “A” Street to TTM 25478, “F” Street and Ramsgate Drive to a westerly connection to State Route 74 as designed within TTM 25478 and TTM 25479.
 - Secondary: “D” Street to TTM 25478, internal streets designed in TTM 25478 (“N” Street, “L” Street, “K” Street, Ramsgate Drive) to a connection to State Route 74.
25. Development within TTM 30698 shall generally follow the phasing designations for the map, and development shall assure that adequate primary and secondary access is provided as shown in the ‘Fire Access Table.’
26. The City’s Noise Ordinance shall be met during all site preparation activity. Construction shall not commence before 7:00 a.m. and shall cease at 5:00 p.m., Monday through Friday. Construction activity shall not take place on Saturday, Sunday or any legal holidays.
27. The applicant shall post a \$5,000.00 performance bond or other acceptable form of security to address future law enforcement needs that may be caused by potential project construction violations. The performance bond shall remain in effect for the term of construction and shall be: (1) acceptable to the applicant; (2) in a form approved by the City Attorney, and (3) reasonably addresses additional enforcement requirements that are not feasibly addressed by the Sheriff’s Office.
28. The applicant shall pay applicable fees and obtain proper clearance from the Lake Elsinore Unified School District (LEUSD) prior to issuance of building permits.
29. Arrangements shall be made between the City and the applicant for fiscal impacts by the project. Prior to Final Map, the applicant shall annex into Community Facilities District No. 2003-01, or make other arrangements with the City to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, including city-wide improvements and facilities relating to fire, police, and paramedic service.
30. The applicant shall provide connection to public sewer for each lot within the subdivision. No service laterals shall cross adjacent property lines and shall be delineated on engineering

City Council
Approved

Planning Commission
Approved 2-15-03

CONDITIONS OF APPROVAL FOR
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FINAL CONDITIONS – August 21, 2003

sewer plans and profiles for submittal to the EVMWD.

31. The developer shall submit plans to the electric utility company for a layout of the street lighting system. The cost of street lighting, installation as well as energy charges shall be the responsibility of the developer and/or the Association until streets are accepted by the City. Said plans shall be approved by the City and shall be installed in accordance with the City Standards.
32. The applicant shall meet all requirements of the providing electric utility company.
33. The applicant shall meet all requirements of the providing gas utility company.
34. The applicant shall meet all requirements of the providing telephone utility company.
35. A bond is required guaranteeing the removal of all trailers used during construction.
36. All signage shall be subject to Planning Division review and approval prior to installation.
37. Landscape Plans for the tract shall include vegetative screening of all retention basins.
38. Any alterations to the topography, ground surface, or any other site preparation activity will require appropriate grading permits. A Geologic Soils Report with associated recommendations will be required for grading permit approval, and all grading must meet the City's Grading Ordinance, subject to the approval of the City Engineer and the Planning Division. Analysis of impacts of fills and cuts greater than sixty feet (60') shall be provided. Interim and permanent erosion control measures are required. The applicant shall bond 100% for material and labor for one (1) year for erosion control landscaping at the time the site is rough graded.

ENGINEERING DIVISION

39. 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.
40. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
41. 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.

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

**CONDITIONS OF APPROVAL FOR
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**A subdivision of 49.6 + acres into 158 residential lots and 6 open space lots
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- Submit this letter prior to final map approval.
42. 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).
 43. 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).
 44. 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.
 45. Desirable design grade for local streets should not exceed 10%. The maximum grade of 15% should only be used because of design constraints.
 46. Interior streets shall be designed with 10% as the desired grade and intersecting streets shall meet at a maximum grade of 6%.
 47. Pay all fees and meet the requirements for an encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
 48. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
 49. The applicant shall install one permanent bench mark to Riverside County Standards and at a location to be determined by City Engineer.
 50. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
 51. 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.
 52. Provide fire protection facilities as required in writing by Riverside County Fire.
 53. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.

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54. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
55. 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.
56. 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.
57. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
58. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Cal. Registered Civil Engineer shall be required if grading exceeds 50 cu. yds. or the existing flow pattern is substantially modified as determined by the City Engineer. If the grading is less than 50 cu. yds. 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.
59. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
60. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site.
61. 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.
62. 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.
63. 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".

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TENTATIVE TRACT MAP NO. 30698
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APNs 347-110-022, -024, -025 AND -026

FINAL CONDITIONS – August 21, 2003

64. 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.
65. 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.
66. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
67. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
68. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
69. 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 are exceeded, drainage facilities should be installed.
70. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.
71. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
72. Provide Tract Phasing Plan for the City Engineer's approval. Bond the public improvements for each Phase as approved by the City Engineer.
73. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board if necessary 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.
74. 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

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

CONDITIONS OF APPROVAL FOR
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APNs 347-110-022, -024, -025 AND -026

FINAL CONDITIONS – August 21, 2003

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.

75. The detention basins shall be designed to filter the first flush storm and completely drain the runoff from a 2 yr. storm event in less than 40 hours.
76. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
77. Intersecting streets on the inside radius of a curve will only be permitted when adequate sight distance is verified by a registered civil engineer.
78. All residential streets with horizon reversing curves shall have a minimum tangent of 50 feet between the curves.
79. Upon demonstration to the City prior to recordation of the Final Map that an adjacent property owner is unable to gain reasonable access to an adjacent parcel (considering available option along the entire boundary of the parcel), 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.
80. Applicant shall provide a homeowner's association with CC & R's for maintenance of the open space and detention basins, or an entity approved by the Community Development Director.
81. 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 home owner's association or private property owner, or an entity approved by the Community Development Director.
82. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning,

City Council
Approved 8-12-03

Planning Commission

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FINAL CONDITIONS – August 21, 2003

demolition, clear and grubbing or all other phases of construction.

83. This tract must be built in coordination with Tracts 25478 and 25479.
84. The applicant shall construct "I" Street to Lot G and deed Lot G to the adjacent property owner in accordance with the agreement executed July 15, 2003 between the affected parties and recorded with the Final Map. The Final Map shall be corrected to reflect this requirement.

COMMUNITY SERVICES DEPARTMENT

85. All retention basins and v-ditches are to be maintained by the HOA.

End of Conditions

City Council
Approved 8-12-03

Planning Commission
Approved 7-15-03

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE.999 CASE - CITY CASE STATEMENT

DRAFT

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

10.FIRE.999 MAP-#50-BLUE DOT REFLECTORS

DRAFT

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE.999 MAP*-#16-HYDRANT/SPACING

DRAFT

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

DRAFT

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

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50. PRIOR TO MAP RECORDATION

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

DRAFT

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

50.FIRE.999 MAP-#53-ECS-WTR PRIOR/COMBUS

DRAFT

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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

DRAFT

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

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE.999 MAP-#004 FUEL MODIFICATION

DRAFT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE.999 MAP-#004 FUEL MODIFICATION (cont.)

DRAFT

measures within open space areas.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE.999 MAP-#50C-TRACT WATER VERIFICA

DRAFT

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE.999 MAP - VERIFICATION INSPECTION

DRAFT

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT (909-955-4777) TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

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CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 – MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES “RAMSGATE APARTMENT HOMES”

Final Conditions of Approval - August 24, 2004

PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Design Review approval for Residential Project No. R 2004-04 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.
2. All site improvements shall be constructed as indicated on the approved site plan with any revisions as noted herein. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.
3. The project shall not be constructed in phases unless a phasing plan is first reviewed and approved by the Community Development Director and the Engineering Manager.
4. All site improvements shall be constructed as indicated on the approved building elevations on file with the City for Design Review R 2004-04. Materials and colors depicted on the approved materials boards approved for R 2004-04 shall be used unless modified by the applicant and approved by the Community Development Director or designee.
 - a. Building heights are limited to three-stories and a maximum 42 feet.
5. Applicant shall comply with all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
6. Applicant shall comply with all applicable Mitigation Monitoring Program measures imposed upon Tentative Tract Map No. 25479, as printed in Appendix “F” of Addendum No. 2 to the Final Supplemental Environmental Impact Report for the Ramsgate Specific Plan.
7. The applicant shall comply with the mitigation measures of the Noise Control Analysis prepared by RBF Consulting, dated April 14, 2004.
8. Applicant shall comply with all conditions of approval of the underlying Tentative Tract Map No. 25479 Revision No. 2.
 - a. A traffic signal shall be installed and be operational at the intersection of Street “A” and State Highway 74, prior to Certificate of Occupancy of the 176th apartment unit.

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 – MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES “RAMSGATE APARTMENT HOMES”

Final Conditions of Approval - August 24, 2004

9. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
 - a. The applicant shall utilize recycled water for landscaping purposes, if available to the site.
10. The applicant shall comply with Conditions of Approval received from the Riverside County Fire Department dated July 27, 2004.
11. The applicant shall participate in the Police Department's Crime Prevention Through Environmental Design Program, with regards to proper lighting, natural surveillance, and graffiti reduction.
12. The applicant shall provide a detailed Exterior Lighting Plan for review and approval by the Community Development Director or his designee prior to issuance of building permits. Such Plan shall indicate locations, fixture types with visual display, consistent with conceptual designs as noted in landscape plans on file with the Planning Department, and in compliance with City Codes.
13. A cash bond of \$1,000.00 shall be required for any construction trailers placed on the site and used during construction. The location of trailers is subject to review and approval by the Community Development Director or his designee. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to the approval of the Community Development Director or designee.
14. The applicant shall meet affordable housing requirements imposed upon the project by the Ramsgate Specific Plan, in accordance with the terms and conditions of the Development Agreement and Memorandum of Understanding executed by the City and the property owner.
15. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") of interior clear space.
16. All theme walls are required to be coated with anti-graffiti paint.
17. Any interior retaining walls shall match perimeter stucco walls in color and style.
18. All signage, flags and banners shall be reviewed and approved by the Community Development Director or his designee.

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 - MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES "RAMSGATE APARTMENT HOMES"

Final Conditions of Approval - August 24, 2004

Prior to Issuance of Grading/Building Permits

19. Prior to issuance of any precise grading permits or building permits, 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.
20. Prior to issuance of a building permit, the applicant shall merge the underlying parcels.
21. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code Chapter 15.72 and using accepted control techniques. Interim erosion control measures shall be provided thirty (30) days after the site's rough grading, as approved by the City Engineer.
22. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.
23. The building addresses shall be a minimum of four inches (4") high and shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.
24. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
25. Landscaping Plans and Irrigation Details for each plan shall be required, and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.
 - a. Final landscape plan must be consistent with approved site plan.
 - b. Street tree species along State Route 74 and "A" Street shall be consistent within the Ramsgate Specific Plan.
 - c. The design of the Ramsgate monumentation at the intersection of State Route 74 and "A" Street shall be consistent with the Ramsgate Specific Plan Third Revision and Design Guidelines. Plans shall be submitted for review and approval by the

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 - MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES "RAMSGATE APARTMENT HOMES"

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Community Development Director. Installation including landscaping shall be completed prior to Certificate of Occupancy for the project.

- d. The use of the Hong Kong Orchid tree is subject to further review and approval by the City Landscape Architect. The applicant shall provide evidence that this specie survives in our climatic zone.
 - e. All trellises above tandem parking spaces shall have plantings installed at a sufficient size to result in "instant" growth.
 - f. All trees planted along State Highway 74 and along the boundary with the Community Park to screen carports from public view shall be installed at a sufficient size and canopy spread to result in "instant" growth.
 - g. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
 - h. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention shall be given to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to prevent excessive watering.
 - i. All exposed slopes in excess of three feet in height within the subject site shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of certificate of occupancy.
25. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
26. All mechanical and electrical equipment on the building shall be ground mounted, unless properly screened by building parapet or other architectural features. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind fencing, landscaping will not be required.

Prior to Final Approval

27. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 - MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES "RAMSGATE APARTMENT HOMES"

Final Conditions of Approval - August 24, 2004

Occupancy and release of utilities.

28. Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
29. Prior to the issuance of any Certificate of Occupancy, the applicant shall annex into Community Facilities District No. 2003-1 and the Lighting and Landscape Maintenance District No. 1 for City-maintained street lights and landscaped areas.

ENGINEERING DIVISION

30. Driveway entrance into the project shall be a minimum of forty (40) feet deep with no parking or turning conflicts.
31. The property owner shall dedicate and improve full half-width right-of-way for Central Avenue (S.R. 74) consistent with General Plan circulation requirements of 67-feet and 55-foot half-width street improvements.
32. The property owner shall dedicate full half-width right-of-way for Street 'A,' and construct full half-width street improvements. Dimension of the dedication shall be consistent with Ramsgate Specific Plan requirements.
33. Construct full half-width street improvements for Street 'A.' Improvements shall be consistent with Ramsgate Specific Plan requirements.
34. Provide railing or wrought iron fencing on top of all perimeter retaining walls adjacent to parking, walking or driveway areas. Railing or wrought iron fencing shall be rated for pedestrian safety.
35. Provide compaction reports for all fill slopes. Soils report shall be provided to confirm slope stability with respect to structure surcharge.
36. All drainage shall be conveyed to the public right-of-way.
37. Provide detention for difference in storm run-off of the 100-year storm between the developed and undeveloped storm water run-off.
38. Provide desiltation basin as a "first flush" measure for clean water run-off.

Planning Commission
Approved 8-3-04

City Council
Approved 8-24-04

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 – MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES “RAMSGATE APARTMENT HOMES”

Final Conditions of Approval - August 24, 2004

39. Comply with all conditions of underlying Tentative Tract Map No. 25479.
40. 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.
41. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
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. 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.
47. Applicant shall obtain any necessary Caltrans permits and meet all Caltrans requirements.
48. Desirable design grade for local streets shall not exceed 9% unless otherwise approved by the City Engineer.
49. Intersecting streets shall meet at a maximum grade of 6 % with a minimum approach landing of fifty (50) feet in each direction.
50. 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).
51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 – MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES “RAMSGATE APARTMENT HOMES”

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52. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
53. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to issuance of grading permits.
54. 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.
55. Provide fire protection facilities as required in writing by Riverside County Fire.
56. Provide street lighting and show lighting improvements as part of street improvement plans as required by the City Engineer.
57. Developer shall annex to the City's Street Lighting and landscaping Maintenance District.
58. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
59. Applicant shall submit a traffic control plan showing all traffic control devices for the site for review and approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs.
60. All improvement plans 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.
61. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
62. 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.
63. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
64. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults

Planning Commission
Approved 8-3-04

City Council
Approved 8-24-04

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 - MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES "RAMSGATE APARTMENT HOMES"

Final Conditions of Approval - August 24, 2004

and/or liquefaction zones present on-site, unless a study is already on file with the City that addresses the site.

65. 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.
66. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
67. 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.
68. 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.
69. On-site drainage facilities located outside of road right-of-way should be contained within drainage easements. Drainage easements shall be kept free of buildings and obstructions.
70. 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.
71. Meet all requirements of LEMC 15.64 regarding flood hazard regulations.
72. Meet all requirements of LEMC 15.68 regarding floodplain management.
73. The applicant to provide FEMA elevation certificates prior to certificate of occupancies, if required by the Engineering Division.
74. 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.
75. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 – MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES “RAMSGATE APARTMENT HOMES”

Final Conditions of Approval - August 24, 2004

76. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
77. Roof and yard drains will not be allowed to outlet through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
78. Ten-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.
79. A drainage acceptance letter will be necessary from the downstream property owners for outletting the proposed stormwater run-off on private property.
80. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
81. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
82. 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 for the development including maintenance responsibilities.
83. 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 including maintenance responsibilities.
84. 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.
85. Applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 – MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES “RAMSGATE APARTMENT HOMES”

Final Conditions of Approval - August 24, 2004

86. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
87. Intersecting streets on the inside radius of a curve will only be permitted when adequate sight distance is verified by a registered civil engineer.
88. 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 home owner's association or private property owner.
89. Existing access easements over property must be addressed to the satisfaction of the easement owners prior to final map approval.
90. If the CFD has not been formed at building permit, then the developer shall enter into an agreement with the City to mitigation drainage impacts by payment of a Drainage Mitigation fee. Per recommendations of the Master Drainage Plan developed by RCFCD for the West End, the developer shall deposit \$4,000 per acre. If a Drainage Assessment District is formed in the West End and that drainage fee is lower than the present fee, a partial refund will be returned.
91. 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.
92. Prior to the issuance of the first building permit, the applicant shall annex into Community Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.
93. Prior to the issuance of the first building permit, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

Planning Commission
Approved 8-304

City Council
Approved 8-24-04

CONDITIONS OF APPROVAL
FOR DESIGN REVIEW NO. R 2004-04 - MULTIPLE-FAMILY DEVELOPMENT
FAIRFIELD COMMUNITIES "RAMSGATE APARTMENT HOMES"

Final Conditions of Approval - August 24, 2004

94. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

(End of Conditions - Fire Department Conditions of Approval attached).

Planning Commission
Approved 8-3-04

City Council
Approved 8-24-04

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED

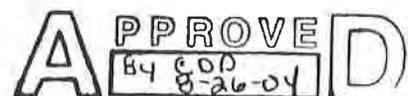
PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Administrative Design Review approval for Residential Project No. R 2004-07 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Administrative Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.

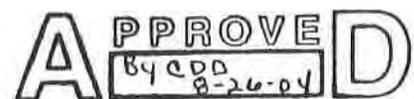
Prior to Issuance of Grading/Building Permits

2. Prior to issuance of any precise grading permits or building permits, 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.
3. Construction schedule shall follow the Phasing Plan approved by the Community Development Director or his designee with any revisions noted herein. Any other revisions to the approved Phasing Plan shall be subject to review and approval by the Community Development Director or his designee.
 - a. Upon issuance of Certificates of Occupancy in Phase 1, construction vehicles shall use Anabel and Starina Streets to access Phase 2.
 - b. The sequence of Phases 5 and 6 shall be in reverse order. A revised and readable Phasing Plan shall be submitted to the Community Development Director prior to issuance of building permits.
 - c. Upon issuance of Certificates of Occupancy in Phase 4, construction vehicles shall use Bronze Star to access Phases 5 and 6, in order to avoid construction traffic passing through occupied residences.
4. All site improvements shall be constructed as indicated on the approved plotting plan or as revised by these Conditions of Approval. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED

- a. Construction of Sunblaze, and Trellis Lane from Sunblaze to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide secondary access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25479.
 - b. A traffic signal shall be installed and be operational at State Highway 74 and Rosetta Canyon Drive at the 50th Certificate of Occupancy.
 - c. A traffic signal shall be installed and be operational at State Highway 74 and Trellis Lane at the 110th Certificate of Occupancy.
 - d. The construction of the ADA pedestrian and bike pathway, landscaping, and pedestrian traffic signal to cross Rosetta Canyon Drive (in Lot "C") shall be completed at the 100th Certificate of Occupancy.
5. All site improvements shall be constructed as indicated on the approved building elevations. Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
- a. All units sited on flag lots shall be fully sprinklered in accordance with mitigation approved by the Riverside County Fire Department for construction on flag lots.
 - b. Units are limited to 35 feet in height, in accordance with the Ramsgate Specific Plan standards.
6. Applicant is to meet all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
7. All lots shall meet the minimum setback requirements of the Ramsgate Specific Plan.
- a. On lots that exceed the rear yard setback requirement by more than 50 feet, houses should be staggered to provide a varied streetscape.
8. Construction shall comply with all applicable mitigation measures of the Ramsgate Specific Plan and Addendum No. 2.
- a. Applicant shall comply with noise attenuation requirements for homes adjacent to State Highway 74 and Rosetta Canyon Drive.



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED

- b. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.
9. A cash bond of \$1,000.00 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 the approval of the Community Development Director or designee.
10. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD or other providing agency and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
11. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") of interior clear space for two cars for a total interior clear space of nineteen-feet-six inches by nineteen-feet-six-inches (19'-6" X 19'-6").
 - a. In accordance with the requirements of the Ramsgate Specific Plan, garage door openers shall be installed.
12. All theme walls are required to be coated with anti-graffiti paint.
13. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of concrete block, and match up to project block walls or residential buildings in color, texture and style, in accordance with the Ramsgate Specific Plan and Design Guidelines requirements.
 - a. Wooden gate Detail F shall be redesigned to show block wall and pilaster on both sides of gate.
14. Retaining walls visible to the public shall match the interior split face block walls in color, texture and style.
15. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.
16. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED

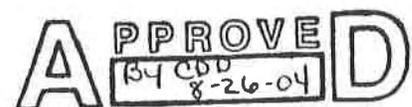
- a. Where residential lots have view fencing at the rear lot line and the depth of the rear yard is greater than 30 feet, the last ten feet of wood fencing shall be replaced with tubular steel view fencing.
17. Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations on all four sides of each residence. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible as a result of elevation changes between homes will not be considered for waiver of this condition.
18. The applicant shall consult with the Building and Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements during all phases of construction once combustibles are brought to the site.
19. All signage shall be reviewed and approved by the Community Development Director or his designee.
 - a. Applicant shall install major and minor entry monumentation and landscaping prior to opening the model complex to the public or shall bond for these improvements up to one year.
 - b. Monumentation shall include pilaster capping as depicted in the Ramsgate Specific Plan Design Guidelines on Page 2-5, varied depth as shown on Page 2-6, and a band along the top of the walls as shown in these same exhibits.
 - c. "Bookend" treatment shall be provided in the Minor Entry Monumentation, matching up both ends with pilasters, as shown in the Design Guidelines on Page 2-8. Pilaster capping, varied depths and banding shall also be incorporated as shown on Page 2-9.
 - d. The major entry monumentation for the commercial property at the southwest corner of Rosetta Canyon Drive and State Highway 74, across the street from the models, shall be redesigned with the first Design Review application for the site. The design of the monumentation shall incorporate and match up to the style and architecture of the commercial buildings, shall be consistent with the Ramsgate

A P P R O V E D
By COB
8-26-04

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED**

Specific Plan and its Design Guidelines, and shall consider the inclusion of water features or other unique amenity.

- e. Interim landscaping shall be provided at the southwest corner of Rosetta Canyon Drive and State Highway 74, with landscape plans approved by the Community Development Director prior to installation, and maintenance provided by a Homeowners' Association or Property Owners' Association.
20. All adjacent Open Space areas shall be completely landscaped, and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.
21. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code, Chapter 15.72 and using accepted control techniques. Interim erosion control measures shall be provided thirty (30) days after the site's rough grading, as approved by the City Engineer.
22. Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product or color scheme shall not be constructed directly across or adjacent to one another.
23. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.
24. Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal trash barrels from public view.
25. The building addresses shall be a minimum of four inches (4") high and shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.
26. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
27. Landscaping Plans and Irrigation Details for each plan shall be required. Typical



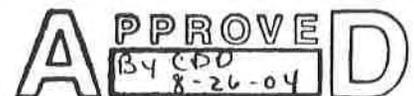
**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED**

Front Yard Plans and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.

- a. Street tree species shall be the same throughout the Ramsgate Specific Plan along State Highway 74 and Rosetta Canyon Drive. Applicant shall coordinate street tree selection with other builders on these streets.
 - b. Landscaping shall be shown on both sides of any drainage easements not within a residential lot.
 - c. Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.
 - d. Where block walls line a street, sufficient landscape area shall be provided between the wall and the sidewalk for trees, shrubs and groundcover.
 - e. Downslopes adjacent to streets shall be planted and irrigated by the developer, and maintained by the homeowners' association.
28. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
29. All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind the fencing, landscaping will not be required. Air conditioning and related equipment located in side yards shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.

Prior to Final Approval

30. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.
31. Applicant shall provide a copy of the recorded CC&Rs for this development.
32. Prior to final approval, all wood fencing shall be painted or treated with a high-grade,



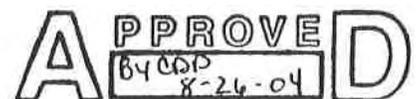
CONDITIONS OF APPROVAL FOR
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solid body, penetrating stain approved by the Community Development Director or his designee.

33. All front yards and the side yards on corner lots shall be properly landscaped and irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
- a. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
 - b. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
 - c. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - d. Final landscape plan must be consistent with approved site plan.
 - e. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of Certificate of Occupancy.

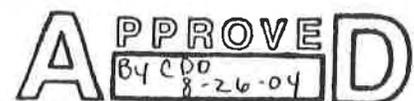
ENGINEERING DIVISION

34. Pay all development fees, including area drainage, TIF and TUMF, unless otherwise described in the Development Agreement and Memorandum of Understanding pertinent to this project.
35. Provide drainage plan including hydrology and hydraulic information, unless previously submitted.
36. Provide clean water mitigation for construction activities as well as post construction operations.
37. Comply with all underlying conditions of approval for Tr 25479
38. Dedicate and improve all local streets to the Ramsgate Specific Plan Standards.



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED

39. No construction vehicles shall be allowed to park on Blue Moon Street once the Model homes have been opened to the public, in order to avoid conflicts with customer traffic.
40. All right of way improvements adjacent to the model homes shall be completed prior to the opening of the model homes to the public.
41. Provide permission to grade and permission to construct improvements from the adjacent property owner at the extension of Starina Street, unless previously submitted.
42. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to issuance of building permit.
43. Underground water rights if owned by the applicant shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
44. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
45. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to issuance of building permit.
46. 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).
47. 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).
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 issuance of Building Permit.
49. Interior streets shall be designed with 9% as the desired grade and intersecting streets shall meet at a maximum grade of 6 %



**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
"ROSETTA CANYON" @ RAMSGATE, PHASE I *APNs ATTACHED**

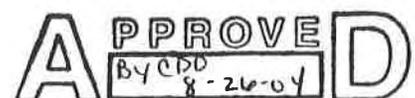
50. Pay all fees and meet requirements of encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
52. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
53. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval, unless previously submitted.
54. 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.
55. Provide street lighting, and show lighting improvements as part of street improvement plans as required by the City Engineer.
56. Developer shall annex to the City's Street Lighting and Landscaping Maintenance District, unless already annexed.
57. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
58. 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.
59. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
60. 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

A APPROVED **D**
BY CDB
8-26-04

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
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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.

61. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
62. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site, unless a study is already on file.
63. 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.
64. Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
65. 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.
66. 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".
67. 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.
68. Meet all requirements of LEMC 15.64 regarding flood hazard regulations.
69. Meet all requirements of LEMC 15.68 regarding floodplain management.
70. The applicant to provide FEMA elevation certificates prior to certificate of occupancies
71. Unless reports are already on file, submit Hydrology and Hydraulic Reports for



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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.

72. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
73. Roof and yard drains shall not be allowed to connect directly through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
74. Ten (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.
75. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
76. Unless previously submitted, the 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 for the development including maintenance responsibilities.
77. Unless previously submitted, the 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.
78. 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.
79. Unless previously completed, the applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas

A P P R O V E D
BY CDB
8-26-04

RESIDENTIAL PROJECT NO. 2004-07 - CENTEX HOMES/FOX & JACOBS HOMES
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90. Levered hardware shall be used throughout the sales trailer.

DEPARTMENT OF ADMINISTRATIVE SERVICES

91. Prior to issuance of the first building permit, the applicant shall annex into Community Services Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, unless already annexed.
92. Prior to issuance of the first building permit, unless already annexed, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

(End of Conditions) – Assessor's Parcel Numbers Listing attached.

APPROVED
BY CBS
8-26-04

ASSESSOR'S PARCEL NUMBERS FOR ROSETTA CANYON TRACT 25479:

349-430-006-3
349-430-007-4
349-430-008-5
349-420-001-7
349-420-002-8
349-240-001-1
349-410-016-0
349-400-020-2
349-400-021-3
349-410-001-6
349-410-002-7
349-410-003-8
349-410-004-9
347-330-025-7
347-330-048-8
347-120-018-2
347-120-020-3
347-120-022-5
347-120-023-6
347-340-006-1
347-340-013-7
347-340-002-7
347-340-007-2
347-340-010-4
347-110-027-9
347-120-016-0
347-120-017-1
347-120-021-4

CONDITIONS OF APPROVAL FOR
AMENDMENT NO. 1 TO RESIDENTIAL PROJECT NO. 2004-07,
CENTEX HOMES/FOX & JACOBS HOMES, AT
"ROSETTA CANYON" (RAMSGATE), TM 25479, APNs ATTACHED

PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Amendment No. 1 to the Administrative Design Review approval for Residential Project No. R 2004-07 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of this approval provided an application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.

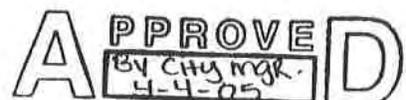
Prior to Issuance of Grading/Building Permits

2. Prior to issuance of any precise grading permits or building permits, 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.
3. Construction schedule shall follow the Revised Phasing Plan approved by the Community Development Director for Administrative Design Review No. R2004-07. Any other revisions to the approved Phasing Plan shall be subject to review and approval by the Community Development Director or his designee.
4. All site improvements shall be constructed as indicated on the approved plotting plan or as revised by these Conditions of Approval. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.
 - a. Construction of Sunblaze, and Trellis Lane from Sunblaze to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide secondary access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25479.
 - b. A traffic signal shall be installed and be operational at State Highway 74 and Rosetta Canyon Drive at the 50th Certificate of Occupancy.
 - c. A traffic signal shall be installed and be operational at State Highway 74 and Trellis Lane at the 110th Certificate of Occupancy.



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- d. The construction of the ADA pedestrian and bike pathway, landscaping, and pedestrian traffic signal to cross Rosetta Canyon Drive (in Lot "C") shall be completed at the 100th Certificate of Occupancy.
5. All site improvements shall be constructed as indicated on the approved building elevations. Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
 - a. All units sited on flag lots shall be fully sprinklered in accordance with mitigation approved by the Riverside County Fire Department for construction on flag lots.
 - b. Units are limited to 35 feet in height, in accordance with the Ramsgate Specific Plan standards.
 - c. The applicant is encouraged to site single-story homes on corner lots wherever feasible to improve the streetscene at intersections.
6. This project is subject to the Conditions of Approval of the underlying Tract Map No. 25479, and the Conditions of Approval of the underlying Administrative Design Review No. \$2004-07 unless superceded by these Conditions of Approval.
7. Applicant is to meet all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
8. All lots shall meet minimum setback requirements of the Ramsgate Specific Plan.
 - a. On lots that exceed the rear yard setback requirement by more than 50 feet, houses should be staggered to provide a varied streetscape.
9. Construction shall comply with all applicable mitigation measures of the Ramsgate Specific Plan and Addendum No. 2.
 - a. Applicant shall comply with noise attenuation requirements for homes adjacent to State Highway 74 and Rosetta Canyon Drive.
 - b. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.



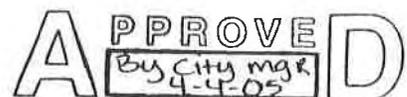
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10. A cash bond of \$1,000.00 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to the approval of the Community Development Director or designee.
11. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD or other providing agency and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
12. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") interior clear space for two cars, or a total of nineteen-feet-six inches by nineteen-feet-six-inches (19'-6" X 19'-6").
 - a. In accordance with the requirements of the Ramsgate Specific Plan, garage door openers shall be installed.
13. All theme walls are required to be coated with anti-graffiti paint.
14. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of concrete block, and match up to project block walls or residential buildings in color, texture and style, in accordance with the Ramsgate Specific Plan and Design Guidelines requirements.
 - a. Wooden gate Detail F shall be redesigned to show block wall and pilaster on both sides of gate.
15. Retaining walls visible to the public shall match the interior split face block walls in color, texture and style.
16. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.
17. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.
 - a. Where residential lots have view fencing at the rear lot line and the depth of the rear yard is greater than 30 feet, the last ten feet of wood fencing shall be replaced with tubular steel view fencing.

A **APPROVED** **D**
By City mgr
4-4-05

CONDITIONS OF APPROVAL FOR
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18. Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations on all four sides of each residence. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible as a result of elevation changes between homes will not be considered for waiver of this condition.
19. The applicant shall consult with the Building & Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements during all phases of construction once combustibles are brought to the site.
20. All signage shall be reviewed and approved by the Community Development Director or his designee.
21. All adjacent Open Space areas shall be completely landscaped, and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.
22. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code, Chapter 15.72 and using accepted control techniques. Interim erosion control measures shall be provided thirty (30) days after the site's rough grading, as approved by the City Engineer.
23. Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product or color scheme shall not be constructed directly across or adjacent to one another.
24. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.
25. Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal trash barrels from public view.



CONDITIONS OF APPROVAL FOR
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26. The building addresses shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.
27. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
28. Landscaping Plans and Irrigation Details for each plan shall be required. Typical Front Yard Plans and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.
- a. Street tree species shall be the same throughout the Ramsgate Specific Plan along State Highway 74 and Rosetta Canyon Drive. Applicant shall coordinate street tree selection with other builders on these streets.
 - b. Landscaping shall be shown on both sides of any drainage easements not within a residential lot.
 - c. Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.
 - d. Where block walls line a street, sufficient landscape area shall be provided between the wall and the sidewalk for trees, shrubs and groundcover.
 - e. Downslopes adjacent to streets shall be planted and irrigated by the developer, and maintained by the homeowners' association.
29. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
30. All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind fencing, landscaping will not be required.

A **APPROVED** **D**
By City mgr
9-4-05

CONDITIONS OF APPROVAL FOR
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- a. Air conditioning and related equipment shall be located in side yards and shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.

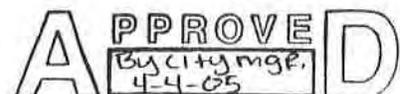
Prior to Final Approval

31. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.
32. Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
33. All front yards and the side yards on corner lots shall be properly landscaped and irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
 - a. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
 - b. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
 - c. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - d. Final landscape plan must be consistent with approved site plan.
 - e. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of Certificate of Occupancy.

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ENGINEERING DIVISION

34. Pay all development fees, including area drainage, TIF and TUMF, unless otherwise described in the Development Agreement and Memorandum of Understanding pertinent to this project.
35. Provide drainage plan including hydrology and hydraulic information, unless previously submitted.
36. Provide clean water mitigation for construction activities as well as post construction operations.
37. Comply with all underlying conditions of approval for Tr 25479
38. Dedicate and improve all local streets to the Ramsgate Specific Plan Standards.
39. No construction vehicles shall be allowed to park on Blue Moon Street once the Model homes have been opened to the public, in order to avoid conflicts with customer traffic.
40. All right of way improvements adjacent to the model homes shall be completed prior to the opening of the model homes to the public.
41. Provide permission to grade and permission to construct improvements from the adjacent property owner at the extension of Starina Street, unless previously submitted.
42. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to issuance of building permit.
43. Underground water rights if owned by the applicant shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
44. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
45. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to issuance of building permit.



CONDITIONS OF APPROVAL FOR
AMENDMENT NO. 1 TO RESIDENTIAL PROJECT NO. 2004-07,
CENTEX HOMES/FOX & JACOBS HOMES, AT
"ROSETTA CANYON" (RAMSGATE), TM 25479, APNs ATTACHED

46. 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).
47. 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).
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 issuance of Building Permit.
49. Interior streets shall be designed with 9% as the desired grade and intersecting streets shall meet at a maximum grade of 6 %
50. 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).
51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
52. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
53. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval, unless previously submitted.
54. 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.
55. Provide street lighting, and show lighting improvements as part of street improvement plans as required by the City Engineer.

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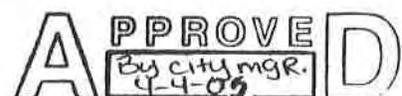
56. Developer shall annex to the City's Street Lighting and Landscaping Maintenance District, unless already annexed.
57. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
58. Applicant shall submit a traffic control plan showing all traffic control 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.
59. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
60. 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.
61. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
62. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site, unless a study is already on file.
63. 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.
64. Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
65. 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

A **APPROVED** **D**
By City Mgr.
4-4-05

CONDITIONS OF APPROVAL FOR
AMENDMENT NO. 1 TO RESIDENTIAL PROJECT NO. 2004-07,
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be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.

66. 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".
67. 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.
68. Meet all requirements of LEMC 15.64 regarding flood hazard regulations.
69. Meet all requirements of LEMC 15.68 regarding floodplain management.
70. The applicant to provide FEMA elevation certificates prior to certificate of occupancies
71. Unless reports are already on file, 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.
72. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
73. Roof and yard drains shall not be allowed to connect directly through cuts in the street curb. Roof drains should drain to a landscaped area.
74. Ten (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.
75. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
76. Unless previously submitted, the 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



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water pollution prevention plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes BMP's that will be implemented for the development including maintenance responsibilities.

77. Unless previously submitted, the 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.
78. 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.
79. Unless previously completed, the applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.
80. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
81. All waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or other phases of the construction must 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.
82. 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



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and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

DEPARTMENT OF ADMINISTRATIVE SERVICES

83. Prior to issuance of the first building permit, the applicant shall annex into Community Services Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, unless already annexed.
84. Prior to issuance of the first building permit, unless already annexed, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

(End of Conditions) – Assessor's Parcel Numbers Listing attached.

A P P R O V E D
By city mgr.
9-4-05

ASSESSOR'S PARCEL NUMBERS FOR ROSETTA CANYON TRACT 25479:

349-430-006-3
349-430-007-4
349-430-008-5
349-420-001-7
349-420-002-8
349-240-001-1
349-410-016-0
349-400-020-2
349-400-021-3
349-410-001-6
349-410-002-7
349-410-003-8
349-410-004-9
347-330-025-7
347-330-048-8
347-120-018-2
347-120-020-3
347-120-022-5
347-120-023-6
347-340-006-1
347-340-013-7
347-340-002-7
347-340-007-2
347-340-010-4
347-110-027-9
347-120-016-0
347-120-017-1
347-120-021-4

APPROVED
By city mgr.
4-4-05

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

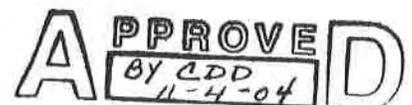
PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Administrative Design Review approval for Residential Project No. R 2004-12 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Administrative Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.

Prior to Issuance of Grading/Building Permits

2. Prior to issuance of any precise grading permits or building permits, 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.
3. Construction schedule shall follow the Phasing Plan approved by the Community Development Director or his designee with any revisions noted herein. Any other revisions to the approved Phasing Plan shall be subject to review and approval by the Community Development Director or his designee.
4. All site improvements shall be constructed as indicated on the approved plotting plan or as revised by these Conditions of Approval. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.
 - a. Plotting plan shall provide details for Lot 56.
 - b. Construction of Rosetta Canyon Drive to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25478.
 - c. Construction of the Emergency Access Road, the roadway through TTM 25476 and Riverside Street to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide secondary access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25478.



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

- d. A traffic signal shall be installed and be operational at State Highway 74 and Rosetta Canyon Drive at the 50th Certificate of Occupancy.
- e. A traffic signal shall be installed and be operational at State Highway 74 and Trellis Lane at the 110th Certificate of Occupancy.
5. All site improvements shall be constructed as indicated on the approved building elevations. Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
 - a. All units sited on flag lots shall be fully sprinklered in accordance with mitigation approved by the Riverside County Fire Department for construction on flag lots.
 - b. Units are limited to 35 feet in height, in accordance with the Ramsgate Specific Plan standards.
6. Applicant is to meet all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
7. All lots shall meet the minimum setback requirements of the Ramsgate Specific Plan.
 - a. On lots that exceed the rear yard setback requirement by more than 50 feet, houses should be staggered to provide a varied streetscape.
8. Construction shall comply with all applicable mitigation measures of the Ramsgate Specific Plan and Addendum No. 2.
 - a. Applicant shall comply with noise attenuation requirements for homes adjacent to Rosetta Canyon Drive.
 - b. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.
9. A cash bond of \$1,000.00 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 the approval of the Community Development Director or designee.



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

10. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD or other providing agency and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
11. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") of interior clear space for two cars for a total interior clear space of nineteen-feet-six inches by nineteen-feet-six-inches (19'-6" X 19'-6").
 - a. In accordance with the requirements of the Ramsgate Specific Plan, garage door openers shall be installed.
12. All theme walls are required to be coated with anti-graffiti paint.
13. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of concrete block, and match up to project block walls or residential buildings in color, texture and style, in accordance with the Ramsgate Specific Plan and Design Guidelines requirements.
 - a. Wooden gate detail shall be redesigned to show block wall and pilaster on both sides of gate.
14. Retaining walls visible to the public shall match the interior split face block walls in color, texture and style.
15. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.
16. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.
 - a. Where residential lots have view fencing at the rear lot line and the depth of the rear yard is greater than 30 feet, the last ten feet of wood fencing shall be replaced with tubular steel view fencing, and shown on the drawings.
17. Construction drawings shall show in clearer detail the location of thematic two rail fencing

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

18. Construction drawings shall correct the Interior Wood Fence detail to comply with the City Standard Drawing Exhibit "A."
19. Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations on all four sides of each residence. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible as a result of elevation changes between homes will not be considered for waiver of this condition.
20. The applicant shall consult with the Building and Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements during all phases of construction once combustibles are brought to the site.
21. All signage shall be reviewed and approved by the Community Development Director or his designee.
 - a. Applicant shall install neighborhood entry monumentation and landscaping prior to opening the model complex to the public or shall bond for these improvements up to one year.
 - b. Applicant shall add neighborhood signage identifying Solana to the entry monumentation, with the design approved by the Community Development Director or his designee.
 - c. Monumentation shall include pilaster capping as depicted in the Ramsgate Specific Plan Design Guidelines on Page 2-5, varied depth as shown on Page 2-6, and a band along the top of the walls as shown in these same exhibits.
22. All adjacent Open Space areas shall be completely landscaped, and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.
23. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of LEMC Chapter 15.72, using accepted control techniques. Interim erosion control measures shall be provided thirty days after the site's rough grading, as approved by the City Engineer.



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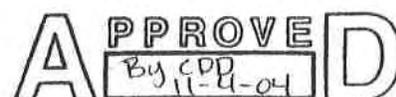
24. Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product or color scheme shall not be constructed directly across or adjacent to one another.
25. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.
26. Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal trash barrels from public view.
27. The building addresses shall be a minimum of four inches (4") high and shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.
28. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
29. Landscaping Plans and Irrigation Details for each plan shall be required. Typical Front Yard Plans and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.
 - a. Street tree species shall be the same throughout the Ramsgate Specific Plan along Rosetta Canyon Drive. Applicant shall coordinate street tree selection with other projects on this street.
 - b. Landscaping shall be shown on both sides of any drainage easements not within a residential lot.
 - c. Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

- d. Where block walls line a street, sufficient landscape area shall be provided between the wall and the sidewalk for trees, shrubs and groundcover.
 - e. Downslopes adjacent to streets shall be planted and irrigated by the developer, and maintained by the homeowners' association.
30. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
31. All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind the fencing, landscaping will not be required. Air conditioning and related equipment located in side yards shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.

Prior to Final Approval

32. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.
33. Applicant shall provide a copy of the recorded CC&Rs for this development.
34. Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
35. All front yards and the side yards on corner lots shall be properly landscaped and irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
- a. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
 - b. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.

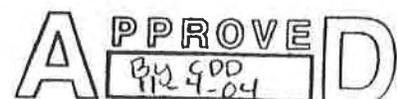


CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

- c. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
- d. Final landscape plan must be consistent with approved site plan.
- e. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of Certificate of Occupancy.

ENGINEERING DIVISION

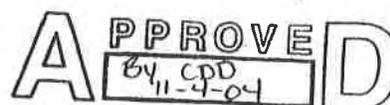
- 36. Pay all development fees, including area drainage, TIF and TUMF, unless otherwise described in the Development Agreement and Memorandum of Understanding pertinent to this project.
- 37. Provide clean water mitigation for construction activities as well as post construction operations.
- 38. Comply with all underlying conditions of approval for Tr 25478.
- 39. Dedicate and improve all local streets to the Ramsgate Specific Plan Standards.
- 40. No construction vehicles shall be allowed to park on Langerfield Court and Portia Street once the model homes have been opened to the public, in order to avoid conflicts with customer traffic.
- 41. All right of way improvements adjacent to the model homes shall be completed prior to the opening of the model homes to the public.
- 42. Provide permission to grade and permission to construct improvements from the adjacent property owner at the extension of Chambord Drive, Diana Lane and Pascali Street, unless previously submitted.
- 43. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to issuance of building permit.
- 44. Underground water rights if owned by the applicant shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

City's agreement with the Elsinore Valley Municipal Water District.

45. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
46. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to issuance of building permit.
47. 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).
48. 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).
49. Applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to issuance of Building Permit.
50. Interior streets shall be designed with 9% as the desired grade and intersecting streets shall meet at a maximum grade of 6 %.
51. 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).
52. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
53. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
54. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval, unless previously submitted.



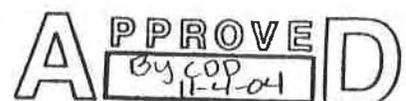
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55. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent.
56. Provide street lighting, and show lighting improvements as part of street improvement plans as required by the City Engineer.
57. Developer shall annex to the City's Street Lighting and Landscaping Maintenance District, unless already annexed.
58. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
59. 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.
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62. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
63. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site, unless a study is already on file.
64. 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.

A **APPROVED** **D**
By CDP
11-4-04

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
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65. Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
66. 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.
67. 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".
68. 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.
69. Meet all requirements of LEMC 15.64 regarding flood hazard regulations.
70. Meet all requirements of LEMC 15.68 regarding floodplain management.
71. The applicant to provide FEMA elevation certificates prior to certificate of occupancies
72. Unless reports are already on file, 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.
73. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
74. Roof and yard drains shall not be allowed to connect directly through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
75. Ten (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.



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76. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
77. Unless previously submitted, the 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 for the development including maintenance responsibilities.
78. Unless previously submitted, the 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.
79. 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.
80. Unless previously completed, the applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.
81. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
82. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall be required to contract with CR&R, Inc., for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

A **APPROVED** **D**
By CDD
11-24-04

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-12 - CENTEX HOMES
"SOLANA" @ ROSETTA CANYON, PHASE II

DEPARTMENT OF ADMINISTRATIVE SERVICES

83. Prior to issuance of the first building permit, the applicant shall annex into Community Services Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, unless already annexed.
84. Prior to issuance of the first building permit, unless already annexed, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

(End of Conditions)

A **PPROVE** **D**
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CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Administrative Design Review approval for Residential Project No. R 2004-15 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Administrative Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.

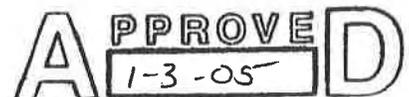
Prior to Issuance of Grading/Building Permits

2. Prior to issuance of any precise grading permits or building permits, 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.
3. Construction schedule shall follow the Phasing Plan approved by the Community Development Director or his designee with any revisions noted herein. Any other revisions to the approved Phasing Plan shall be subject to review and approval by the Community Development Director or his designee.
 - a. Upon the issuance of the first Certificate of Occupancy for homes within Phase 3, construction vehicles shall use Sunsprite and Burnet Streets, or other roadways that avoid traveling through occupied neighborhoods.
4. All site improvements shall be constructed as indicated on the approved plotting plan or as revised by these Conditions of Approval. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.
 - a. Construction of Rosetta Canyon Drive to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25478.
 - b. Construction of the Emergency Access Road to Tentative Tract Map No. 25476 (TTM 25476), the interior roadways within TTM 25476, and Riverside Street to

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide secondary access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25478.

- c. A traffic signal shall be installed and be operational at State Highway 74 and Rosetta Canyon Drive at the 50th Certificate of Occupancy.
 - d. A traffic signal shall be installed and be operational at State Highway 74 and Trellis Lane at the 110th Certificate of Occupancy.
 - e. The plotting plan shall revise the details for the interior wood gate and fencing, consistent with City standards.
5. All site improvements shall be constructed as indicated on the approved building elevations. Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
- a. Two weeks following approval of this project the applicant shall provide 5 sets of 8.5 X 11 revised colored elevations consistent with black and white drawings submitted November 4, 2004, for the City's permanent files.
 - b. All units sited on flag lots shall be fully sprinklered in accordance with mitigation approved by the Riverside County Fire Department for construction on flag lots.
 - c. Units are limited to 35 feet in height, in accordance with the Ramsgate Specific Plan standards.
6. Applicant is to meet all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
7. All lots shall meet the minimum setback requirements of the Ramsgate Specific Plan.
- a. On lots that exceed the rear yard setback requirement by more than 50 feet, houses should be staggered to provide a varied streetscape.
8. Construction shall comply with all applicable mitigation measures of the Ramsgate Specific Plan and Addendum No. 2.



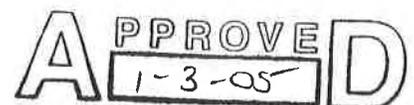
CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

- a. Applicant shall comply with noise attenuation requirements for homes adjacent to Rosetta Canyon Drive.
 - b. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.
9. A cash bond of \$1,000.00 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 the approval of the Community Development Director or designee.
10. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD or other providing agency and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
11. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") of interior clear space for two cars for a total interior clear space of nineteen-feet-six inches by nineteen-feet-six-inches (19'-6" X 19'-6").
- a. In accordance with the requirements of the Ramsgate Specific Plan, garage door openers shall be installed.
12. All theme walls are required to be coated with anti-graffiti paint.
13. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of concrete block, and match up to project block walls or residential buildings in color, texture and style, in accordance with the Ramsgate Specific Plan and Design Guidelines requirements.
- a. Wooden gate Detail F shall be redesigned to show block wall and pilaster on both sides of gate.
14. Retaining walls visible to the public shall match the interior split face block walls in color, texture and style.
15. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.

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CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

16. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.
 - a. Where residential lots have view fencing at the rear lot line and the depth of the rear yard is greater than 30 feet, the last ten feet of wood fencing shall be replaced with tubular steel view fencing.
17. Construction drawings shall correct the Interior Wood Fence detail to comply with the City Standard Drawing Exhibit 'A.'
18. Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations on all four sides of each residence. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible as a result of elevation changes between homes will not be considered for waiver of this condition.
19. The applicant shall consult with the Building and Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements during all phases of construction once combustibles are brought to the site.
20. All signage shall be reviewed and approved by the Community Development Director or his designee.
 - a. Applicant shall install neighborhood entry monumentation and landscaping prior to opening the model complex to the public or shall bond for these improvements up to one year.
 - b. Applicant shall add neighborhood signage identifying Caraway on the entry monumentation, with the design approved by the Community Development Director or his designee.
20. All adjacent Open Space areas shall be completely landscaped, and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.
21. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

provisions of LEMC Chapter 15.72, using accepted control techniques. Interim erosion control measures shall be provided thirty days after the site's rough grading, as approved by the City Engineer.

22. Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product or color scheme shall not be constructed directly across or adjacent to one another.
23. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.
24. Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal trash barrels from public view.
25. The building addresses shall be a minimum of four inches (4") high and shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.
26. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
27. Landscaping Plans and Irrigation Details for each plan shall be required. Typical Front Yard Plans and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.
 - a. Street tree species shall be the same throughout the Ramsgate Specific Plan along Rosetta Canyon Drive. Applicant shall coordinate street tree selection with other projects on this street.
 - b. Landscaping shall be shown on both sides of any drainage easements not within a residential lot.

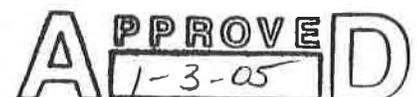
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CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

- c. Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.
 - d. Where block walls line a street, sufficient landscape area shall be provided between the wall and the sidewalk for trees, shrubs and groundcover.
 - e. Downslopes adjacent to streets shall be planted and irrigated by the developer, and maintained by the homeowners' association.
28. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
29. All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind the fencing, landscaping will not be required. Air conditioning and related equipment shall be located in side yards wherever feasible and shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.

Prior to Final Approval

30. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.
31. Applicant shall provide a copy of the recorded CC&Rs for this development.
32. Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
33. All front yards and the side yards on corner lots shall be properly landscaped and irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
- a. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
 - b. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to



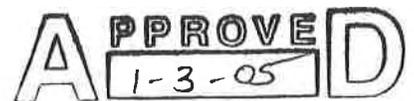
CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.

- c. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
- d. Final landscape plan must be consistent with approved site plan.
- e. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of Certificate of Occupancy.

ENGINEERING DIVISION

- 34. Pay all development fees, including area drainage, TIF and TUMF, unless otherwise described in the Development Agreement and Memorandum of Understanding pertinent to this project.
- 35. Provide drainage plan including hydrology and hydraulic information, unless previously submitted.
- 36. Provide clean water mitigation for construction activities as well as post construction operations.
- 37. Comply with all underlying conditions of approval for Tr 25478
- 38. Dedicate and improve all local streets to the Ramsgate Specific Plan Standards.
- 39. No construction vehicles shall be allowed to park on Langerfield Court and Portia Street once the model homes have been opened to the public, in order to avoid conflicts with customer traffic.
- 40. All right of way improvements adjacent to the model homes shall be completed prior to the opening of the model homes to the public.
- 41. Provide permission to grade and permission to construct improvements from the adjacent property owner at the extension of Diana Lane, Elsinore Road and Burnet Street, unless previously submitted.



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

42. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to issuance of building permit.
43. Underground water rights if owned by the applicant shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
44. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
45. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to issuance of building permit.
46. 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).
47. 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).
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 issuance of Building Permit.
49. Interior streets shall be designed with 9% as the desired grade and intersecting streets shall meet at a maximum grade of 6 %.
50. 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).
51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
52. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.

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CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

53. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval, unless previously submitted.
54. 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.
55. Provide street lighting, and show lighting improvements as part of street improvement plans as required by the City Engineer.
56. Developer shall annex to the City's Street Lighting and Landscaping Maintenance District, unless already annexed.
57. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
58. 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.
59. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
60. 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.
61. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
62. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site, unless a study is already on file.

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CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

63. 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.
64. Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
65. 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.
66. 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".
67. 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.
68. Meet all requirements of LEMC 15.64 regarding flood hazard regulations.
69. Meet all requirements of LEMC 15.68 regarding floodplain management.
70. The applicant to provide FEMA elevation certificates prior to certificate of occupancies
71. Unless reports are already on file, 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.
72. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
73. Roof drains shall not be allowed to connect directly through cuts in the street curb. Roof drains shall drain through a landscaped area.

A APPROVE **D**
1-3-05

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

74. Ten (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.
75. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
76. Unless previously submitted, the 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 for the development including maintenance responsibilities.
77. Unless previously submitted, the 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.
78. 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.
79. Unless previously completed, the applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.
80. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
81. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall be required to contract with CR&R, Inc., for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

A **APPROVE** **D**
1-3-05

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-15 - CENTEX HOMES
"CARAWAY" @ ROSETTA CANYON, PHASE III

DEPARTMENT OF ADMINISTRATIVE SERVICES

82. Prior to issuance of the first building permit, the applicant shall annex into Community Services Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, unless already annexed.
83. Prior to issuance of the first building permit, unless already annexed, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

(End of Conditions)

A **PPROVE** **D**
1-3-05

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-22 - CENTEX HOMES
"AUGUSTA" @ ROSETTA CANYON, (TRACT 25478)

PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Administrative Design Review approval for Residential Project No. R 2004-22 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Administrative Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.

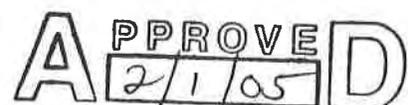
Prior to Issuance of Grading/Building Permits

2. Prior to issuance of any precise grading permits or building permits, 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.
3. Construction schedule shall follow the Phasing Plan approved by the Community Development Director or his designee with any revisions noted herein. Any other revisions to the approved Phasing Plan shall be subject to review and approval by the Community Development Director or his designee.
 - a. Upon the issuance of the first Certificate of Occupancy for homes within Phase 2, construction vehicles shall access Sunsprite from Rosetta Canyon Drive to avoid traveling through occupied neighborhoods.
4. All site improvements shall be constructed as indicated on the approved plotting plan or as revised by these Conditions of Approval. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.
 - a. Construction of Rosetta Canyon Drive to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25478.
 - b. Construction of the Emergency Access Road to Tentative Tract Map No. 25476 (TTM 25476), the interior roadways within TTM 25476, and Riverside Street to

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-22 - CENTEX HOMES
"AUGUSTA" @ ROSETTA CANYON, (TRACT 25478)

State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide secondary access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25478.

- c. A traffic signal shall be installed and be operational at State Highway 74 and Rosetta Canyon Drive at the 50th Certificate of Occupancy.
 - d. A traffic signal shall be installed and be operational at State Highway 74 and Trellis Lane at the 110th Certificate of Occupancy.
 - e. The plotting plan shall revise the details for the interior wood gate and fencing, consistent with City standards.
5. All site improvements shall be constructed as indicated on the approved building elevations. Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
- a. The rear elevation for 3613A shall include surrounding window treatment for the second floor pop-out, to match the first floor windows.
 - b. All units sited on flag lots shall be fully sprinklered in accordance with mitigation approved by the Riverside County Fire Department for construction on flag lots. Indicate that Lots 248, 249 and 250 comply.
 - c. Units are limited to 35 feet in height, in accordance with the Ramsgate Specific Plan standards.
6. Applicant is to meet all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
7. All lots shall meet the minimum setback requirements of the Ramsgate Specific Plan.
- a. On lots that exceed the rear yard setback requirement by more than 50 feet, houses should be staggered to provide a varied streetscape.
8. Construction shall comply with all applicable mitigation measures of the Ramsgate Specific Plan and Addendum No. 2.



**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2004-22 - CENTEX HOMES
"AUGUSTA" @ ROSETTA CANYON, (TRACT 25478)**

- a. Applicant shall comply with noise attenuation requirements for homes adjacent to Rosetta Canyon Drive.
 - b. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.
9. A cash bond of \$1,000.00 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 the approval of the Community Development Director or designee.
10. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD or other providing agency and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
11. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") of interior clear space for two cars for a total interior clear space of nineteen-feet-six inches by nineteen-feet-six-inches (19'-6" X 19'-6").
- a. In accordance with the requirements of the Ramsgate Specific Plan, garage door openers shall be installed.
12. All theme walls are required to be coated with anti-graffiti paint.
13. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of concrete block, and match up to project block walls or residential buildings in color, texture and style, in accordance with the Ramsgate Specific Plan and Design Guidelines requirements.
- a. Wooden gate Detail E shall be redesigned to show block wall and pilaster on both sides of gate.
14. Retaining walls visible to the public shall match the interior split face block walls in color, texture and style.
15. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.

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16. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.
 - a. Where residential lots have view fencing at the rear lot line and the depth of the rear yard is greater than 30 feet, the last ten feet of wood fencing shall be replaced with tubular steel view fencing.
17. Construction drawings shall correct the Interior Wood Fence detail to comply with the City Standard Drawing Exhibit 'A.'
18. Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations on all four sides of each residence. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible as a result of elevation changes between homes will not be considered for waiver of this condition.
19. The applicant shall consult with the Building and Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements during all phases of construction once combustibles are brought to the site.
20. All signage shall be reviewed and approved by the Community Development Director or his designee.
 - a. Applicant shall install neighborhood entry monumentation and landscaping prior to opening the model complex to the public or shall bond for these improvements up to one year.
 - b. Applicant shall add neighborhood signage identifying Caraway on the entry monumentation, with the design approved by the Community Development Director or his designee.
20. All adjacent Open Space areas shall be completely landscaped, and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.
21. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the

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provisions of LEMC Chapter 15.72, using accepted control techniques. Interim erosion control measures shall be provided thirty days after the site's rough grading, as approved by the City Engineer.

22. Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product or color scheme shall not be constructed directly across or adjacent to one another.
 - a. Particular attention shall be given to the following lots along Sunsprite Street: Lots 161-165 which are across from similar products on Lots 173-177.
 - b. Particular attention shall be given to Lots 46 and 73 which are across from each other on Diana Lane.
23. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.
24. Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal trash barrels from public view.
25. The building addresses shall be a minimum of four inches (4") high and shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.
26. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
27. Landscaping Plans and Irrigation Details for each plan shall be required. Typical Front Yard Plans and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.
 - a. Street tree species shall be the same throughout the Ramsgate Specific Plan along Rosetta Canyon Drive. Applicant shall coordinate street tree selection with

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other projects on this street.

- b. Landscaping shall be shown on both sides of any drainage easements not within a residential lot.
 - c. Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.
 - d. Where block walls line a street, sufficient landscape area shall be provided between the wall and the sidewalk for trees, shrubs and groundcover.
 - e. Downslopes adjacent to streets shall be planted and irrigated by the developer, and maintained by the homeowners' association.
28. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
29. All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind the fencing, landscaping will not be required. Air conditioning and related equipment shall be located in side yards wherever feasible and shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.
- a. Relocate air condition units for the 4063 product line from the rear to the side yard.

Prior to Final Approval

30. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.
31. Applicant shall provide a copy of the recorded CC&Rs for this development.
32. Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
33. All front yards and the side yards on corner lots shall be properly landscaped and

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irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.

- a. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
- b. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
- c. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
- d. Final landscape plan must be consistent with approved site plan.
- e. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of Certificate of Occupancy.

ENGINEERING DIVISION

34. Pay all development fees, including area drainage, TIF and TUMF, unless otherwise described in the Development Agreement and Memorandum of Understanding pertinent to this project.
35. Provide drainage plan including hydrology and hydraulic information, unless previously submitted.
36. Provide clean water mitigation for construction activities as well as post construction operations.
37. Comply with all underlying conditions of approval for Tr 25478
38. Dedicate and improve all local streets to the Ramsgate Specific Plan Standards.
39. No construction vehicles shall be allowed to park on Diana Lane once the model homes have been opened to the public, in order to avoid conflicts with customer traffic.

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40. All right of way improvements adjacent to the model homes shall be completed prior to the opening of the model homes to the public.
41. Provide permission to grade and permission to construct improvements from the adjacent property owner at the extension of Diana Lane, Elsinore Road and Burnet Street, unless previously submitted.
42. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to issuance of building permit.
43. Underground water rights if owned by the applicant shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
44. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
45. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to issuance of building permit.
46. 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).
47. 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).
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 issuance of Building Permit.
49. Interior streets shall be designed with 9% as the desired grade and intersecting streets shall meet at a maximum grade of 6 %.
50. 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).

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51. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
52. The applicant shall install two (2) permanent bench marks to Riverside County Standards and at a location to be determined by City Engineer.
53. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval, unless previously submitted.
54. 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.
55. Provide street lighting, and show lighting improvements as part of street improvement plans as required by the City Engineer.
56. Developer shall annex to the City's Street Lighting and Landscaping Maintenance District, unless already annexed.
57. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
58. 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.
59. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
60. 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.

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61. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
62. An Alquist-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site, unless a study is already on file.
63. 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.
64. Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
65. 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.
66. 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".
67. 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.
68. Meet all requirements of LEMC 15.64 regarding flood hazard regulations.
69. Meet all requirements of LEMC 15.68 regarding floodplain management.
70. The applicant to provide FEMA elevation certificates prior to certificate of occupancies
71. Unless reports are already on file, 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.

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72. Storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
73. Roof and yard drains shall not be allowed to connect directly through cuts in the street curb. Roof drains should drain to a landscaped area when ever feasible.
74. Ten (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.
75. Applicant will be required to install BMP's using the best available technology to mitigate any urban pollutants from entering the watershed.
76. Unless previously submitted, the 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 for the development including maintenance responsibilities.
77. Unless previously submitted, the 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.
78. 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.
79. Unless previously completed, the applicant shall provide first flush BMP's using the best available technology that will reduce storm water pollutants from parking areas and driveway aisles.
80. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of

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curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.

81. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall be required to contract with CR&R, Inc., for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

DEPARTMENT OF ADMINISTRATIVE SERVICES

82. Prior to issuance of the first building permit, the applicant shall annex into Community Services Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, unless already annexed.
83. Prior to issuance of the first building permit, unless already annexed, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

(End of Conditions)

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PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Administrative Design Review approval for Residential Project No. R 2005-21 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Administrative Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.

Prior to Issuance of Grading/Building Permits

2. Prior to issuance of any precise grading permits or building permits, 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.
3. The Conceptual site Plan shall be corrected so that Sheet 4 matches up to Sheet 1, by changing Astrid Way to Sweet Juliet Lane.
4. Construction schedule shall follow the Phasing Plan approved by the Community Development Director or his designee with any revisions noted herein. Any other revisions to the approved Phasing Plan shall be subject to review and approval by the Community Development Director or his designee.
 - a. Upon completion of Phase 14 in Caraway, construction vehicles shall use "S" and "I" Streets to access Phases 15, 16 and 17.
 - b. Installation of landscaping and irrigation systems within all open space areas shall be completed prior to issuance of Certificates of Occupancy for adjacent residential phases.
 - c. Minor entry monumentation shall be installed prior to issuance of Certificates of Occupancy for the first phase in each neighborhood (product line).
5. All site improvements shall be constructed as indicated on the approved plotting plan

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or as revised by these Conditions of Approval. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.

- a. Construction of Riverside Street, from Steele Valley Road to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25476.
 - b. Construction of Steele Valley Road at its southern-most end shall be constructed as modified in drawings sent to the Planning Department on 12-18-05. However, the raised, landscaped median shall be eliminated.
 - b. Construction of the Emergency Access Road from Cressida Street to Crimson Pillar Lane in 25478 shall be completed prior to the first Certificate of Occupancy in order to provide secondary access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25476.
 - d. Re-plot Lot 285 to provide the minimum 5-foot sideyard setback on the left side of the building. Fireplaces may encroach into the minimum setback.
6. All site improvements shall be constructed as indicated on the approved building elevations. Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
- a. All units sited on flag lots shall be fully sprinklered in accordance with mitigation approved by the Riverside County Fire Department for construction on flag lots.
 - b. Address monuments shall be installed prior to Certificate of Occupancy.
 - c. Units are limited to 35 feet in height, in accordance with the Ramsgate Specific Plan standards.
7. Applicant is to meet all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
8. All lots shall meet the minimum setback requirements of the Ramsgate Specific Plan. Where dimensions are missing on the conceptual plot plan, it is assumed that

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Precise Grading Plans will comply with these setback requirements.

- a. On lots that exceed the rear yard setback requirement by more than 50 feet, houses should be staggered to provide a varied streetscape. Please re-plot to provide a deeper front yard setback Lots 195 and 199 on Sheet 4 and Lot 86 on Sheet 12.
9. Construction shall comply with all applicable mitigation measures of the Ramsgate Specific Plan and Addendum No. 2.
 - a. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.
10. A cash bond of \$1,000.00 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 the approval of the Community Development Director or designee.
11. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD or other providing agency and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
12. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") of interior clear space for two cars for a total interior clear space of nineteen-feet-six inches by nineteen-feet-six-inches (19'-6" X 19'-6").
 - a. In accordance with the requirements of the Ramsgate Specific Plan, garage door openers shall be installed.
13. All theme walls are required to be coated with anti-graffiti paint.
14. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of concrete block, and match up to project block walls or residential buildings in color, texture and style, in accordance with the Ramsgate Specific Plan and Design Guidelines requirements.
15. Retaining walls visible to the public shall match the interior split face block walls in color, texture and style.

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16. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.
17. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.
 - a. Provide tubular steel fencing at the end of the Memorial Street cul-de-sac.
 - b. Correct Conceptual Site Plan Sheets 5, 8 and 10 to show tubular steel fencing at the rear of all lots adjacent to open space Lots "E," "J," "U," "V," "W," "X," "Y," "Z," "RR," and "II," excepting Lot 196, where block wall shall be installed along the rear fence line to matchup to the sideyard wall and thereby provide privacy for this unit.
18. Where residential lots have view fencing at the rear lot line and the depth of the rear yard is greater than 30 feet, the last ten feet of wood fencing shall be replaced with tubular steel view fencing. Correct Lots 75 thru 92, 178 thru 196, 221 thru 239, and 273 thru 284 to meet this condition.
19. Construction drawings for Interior Wood Fence shall comply with the City Standard Drawing Exhibit 'A.'
20. Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations on all four sides of each residence. The applicant may submit to the Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible as a result of elevation changes between homes will not be considered for waiver of this condition.
21. The applicant shall consult with the Building and Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements during all phases of construction once combustibles are brought to the site.
22. All signage shall be reviewed and approved by the Community Development Director

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or his designee.

- a. Applicant shall install neighborhood entry monumentation and landscaping prior to the first Certificate of Occupancy.
- b. Applicant shall add neighborhood signage on the entry monumentation, with the design approved by the Community Development Director or his designee.

23. All adjacent Open Space areas shall be completely landscaped, and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.

24. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of LEMC Chapter 15.72, using accepted control techniques. Interim erosion control measures shall be provided thirty days after the site's rough grading, as approved by the City Engineer.

25. Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product or color scheme shall not be constructed directly across or adjacent to one another.

- a. Particular attention shall be given to the Plan options on the following lots which are across from each other: Lots 222 and 249, and Lots 225 and 246 on Sheet 5; Lots 169 thru 172 and 205 thru 209, and Lots 188 and 202 on Sheet 7; Lots 227 and 244, and Lots 231 and 240, and Lots 270 thru 272 and Lots 274 thru 276, and Lot 265 (to Lot 264 on Sheet 5) on Sheet 8; Lots 119 thru 124 and 88 thru 94 on Sheet 9.

- b. Lot 161 shall be fully shown and dimensioned.

26. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.

27. Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal trash barrels from public view.

28. The building addresses shall be a minimum of four inches (4") high and shall be

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easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.

29. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
30. Landscaping Plans and Irrigation Details for each plan shall be required. Typical Front Yard Plans and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.
- a. Street tree species shall be the same throughout the Ramsgate Specific Plan along Riverside Street and Steele Valley Road. Applicant shall coordinate street tree selection with other projects on this street. Street landscaping shall be shown on plans.
 - b. Landscaping shall be shown on both sides of any drainage easements not within a residential lot.
 - c. Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.
 - d. Where block walls line a street, sufficient landscape area shall be provided between the wall and the sidewalk for trees, shrubs and groundcover.
 - e. Downslopes adjacent to streets shall be planted and irrigated by the developer, and maintained by the homeowners' association.
 - f. The design and landscaping for the Emergency Access Road shall be included on plans. The design shall comply with the conceptual cross-section as shown on Tentative Tract Map No. 25478. The applicant may substitute log wood with vinyl two rail fencing that is tan in color and approved by the U. S. Fish & Wildlife Service. Signage shall include restricted access and educational information regarding the preservation area.

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31. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
32. All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind the fencing, landscaping will not be required. Air conditioning and related equipment shall be located in side yards wherever feasible and shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.

Prior to Final Approval

33. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.
34. Applicant shall provide a copy of the recorded CC&Rs for this development.
 - a. All open space areas and drainage facilities shall be maintained by the HOA, excepting underground storm drain pipes.
35. Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
36. All front yards and the side yards on corner lots shall be properly landscaped and irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
 - a. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
 - b. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
 - c. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.

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- d. Final landscape plan must be consistent with approved site plan.
 - e. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of Certificate of Occupancy.
37. The applicant shall post a bond for all landscape and irrigation improvements that are homeowner association maintained. Such Faithful Performance Bond shall be at 100% the cost of labor and materials and shall run for a period of one year. A paper bond is acceptable. The bond is eligible to be released one (1) year from the date of the last Certificate of Occupancy, subsequent to an inspection by the City Landscape Architect that the plantings are healthy and viable.

ENGINEERING DIVISION

General Requirements:

38. Conditions of Approval for Tract 25476 are in effect for this project.
39. 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.
40. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
41. 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.
42. An Encroachment Permit shall be obtained prior to any work on City right-of-way.
43. Street improvements including street lighting, traffic signal, traffic signing and striping are required as part of this project. The improvements shall be prepared by a registered civil engineer and shall meet city and/or riverside county standards.

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-21 - CENTEX HOMES
"AUGUSTA" & "CARAWAY" @ ROSETTA CANYON, (TRACT 25476)**

44. 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.
45. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
46. Applicant shall pay all development impact/mitigation fees, including but not limited to TUMF, MSHCP, TIF and Area Drainage Fees, unless the project is exempted from such fees by an executed Development Agreement with the City.
47. Grading that affects "waters of the United States", wetlands or jurisdictional streambeds, shall require approval and necessary permits from respective Federal and/or State agencies.
48. 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.
49. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
50. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
51. On-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
52. 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.
53. Roof drains shall not be allowed to outlet directly through coring in the street curb.
54. Roofs should drain to a landscaped area.

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-21 - CENTEX HOMES
"AUGUSTA" & "CARAWAY" @ ROSETTA CANYON, (TRACT 25476)**

55. Applicant shall comply with all NPDES requirements in effect; including the submittal of an Water Quality Management Plan (WQMP) as required per the Santa Ana Regional Water Quality Control Board.

56. City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of "**Storm water Pollution, What You Should Know**" describing preventing measures are available at City Hall.

PLEASE NOTE: The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waver – is **strictly prohibited** by local ordinances and state and federal law.

57. A Traffic Signal shall be constructed and operational at the intersection of State Highway 74 and Riverside Drive at the 50th occupancy.

58. The applicant shall construct Riverside Street from SR-74 to 500 feet southerly as a full secondary highway (88 ft. R/W) and from 500 feet southerly of SR 74 to the westerly boundary of TTM 25476 as a 36 foot paved section (Std. Section 106 B). Riverside Street along the northerly boundary of TTM 25476 from the westerly boundary to Steele Valley Road shall be constructed as a half section of a secondary; except the section along the existing houses which will be designed and constructed as approved by the City Engineer. Riverside Street from Steele Valley Road to the easterly boundary of TTM 25477 shall be constructed as a full secondary highway. Riverside Street from the easterly boundary of TTM 25477 to the easterly boundary of TTM 25476 shall be constructed as a half section of a secondary (88 ft.).

59. The Emergency Access and Utility Road shall be completed and operational.

60. Street improvements shall include ac pavement, curb/gutter, sidewalk, signing and striping, and street lighting.

Prior to Issuance of a Grading Permit

61. Submit grading plans with appropriate security, Hydrology and Hydraulic Reports prepared by a Registered Civil Engineer for approval by the City Engineer.

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-21 - CENTEX HOMES
"AUGUSTA" & "CARAWAY" @ ROSETTA CANYON, (TRACT 25476)**

Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.

62. Provide soils, geology and seismic report. Provide final soils report showing compliance with recommendations.
63. The applicant shall obtain all necessary off-site easements for off-site grading and/or drainage acceptance from the adjacent property owners prior to grading permit issuance.
64. The applicant shall provide a copy of appropriate correspondence or necessary permits from Federal and/or State regulatory agencies prior to grading that affects wetlands or "waters of the United States."
65. Applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
66. 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.
67. 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.

Prior to approval of Final Map

68. The southern terminus of Steele Valley Road cul-de-sac shall be pulled back to approximately the extension of the southerly boundary of Lot 273.

Prior to Issuance of Building Permit

69. Unless other timing is indicated, all Public Works requirements shall be complied with as a condition of development for Tract 25476 and as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-21 - CENTEX HOMES
"AUGUSTA" & "CARAWAY" @ ROSETTA CANYON, (TRACT 25476)**

70. 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 and specify the technical data for the water service at the location, such as water pressure and volume etc. Submit this letter prior to applying for a building permit.
71. Pay all Capital Improvement Impact/Mitigation Fees and Plan Check fees (LEMC 16.34).

Prior to Occupancy

72. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division.
73. All street improvements (onsite and offsite) including signing and striping, and street lighting and drainage improvements shall be completed in accordance with the approved plans or as condition of development for Tract 25467 to the satisfaction of the City Engineer.
74. Water and sewer improvements shall be completed in accordance with Water District requirements.

DEPARTMENT OF ADMINISTRATIVE SERVICES

75. Prior to issuance of the first building permit, the applicant shall annex into Community Services Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, unless already annexed.
76. Prior to issuance of the first building permit, unless already annexed, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-21 - CENTEX HOMES
"AUGUSTA" & "CARAWAY" @ ROSETTA CANYON, (TRACT 25476)**

(End of Conditions)

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-22 - CENTEX HOMES
"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)**

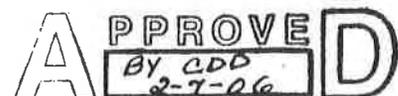
PLANNING DIVISION

(Note: Fees listed in the Conditions of Approval are the best estimates available at the time of approval. The exact fee amounts will be reviewed at the time of building permit issuance and may be revised.)

1. Administrative Design Review approval for Residential Project No. R 2005-22 will lapse and be void unless a building permit is issued within one (1) year of the approval date. The Community Development Director may grant an extension of time for up to one (1) year prior to the expiration of the initial Administrative Design Review. An application for a time extension and required fee shall be submitted a minimum of one (1) month prior to the expiration date.

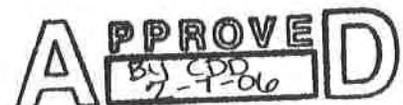
Prior to Issuance of Grading/Building Permits

2. Prior to issuance of any precise grading permits or building permits, 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.
3. Construction schedule shall follow the Phasing Plan approved by the Community Development Director or his designee with any revisions noted herein. Any other revisions to the approved Phasing Plan shall be subject to review and approval by the Community Development Director or his designee.
4. All site improvements shall be constructed as indicated on the approved plotting plan or as revised by these Conditions of Approval. Any other revisions to the approved site plan shall be subject to approval of the Community Development Director or his designee.
 - a. Construction of Riverside Street, from Wasson Canyon Road to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25477.
 - b. Construction of Steele Valley Road from Riverside Street to State Highway 74 shall be completed prior to the first Certificate of Occupancy in order to provide secondary access in accordance with the Conditions of Approval of underlying Tentative Tract Map No. 25477.



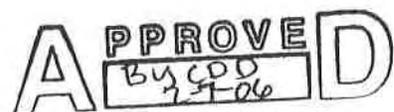
CONDITIONS OF APPROVAL FOR
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- c. A traffic signal shall be installed and be operational at State Highway 74 and Steele Valley Road at the 50th Certificate of Occupancy.
5. All site improvements shall be constructed as indicated on the approved building elevations. Materials and colors depicted on the approved materials boards shall be used unless modified by the applicant and approved by the Community Development Director or designee.
 - a. All units sited on flag lots shall be fully sprinklered in accordance with mitigation approved by the Riverside County Fire Department for construction on flag lots.
 - b. Units are limited to 35 feet in height, in accordance with the Ramsgate Specific Plan standards.
6. Applicant is to meet all applicable Ramsgate Specific Plan Third Revision and Design Guidelines requirements and standards, or where they are silent, City Codes and Ordinances.
7. All lots shall meet the minimum setback requirements of the Ramsgate Specific Plan.
 - a. On lots that exceed the rear yard setback requirement by more than 50 feet, houses should be staggered to provide a varied streetscape.
 - b. Where dimensions are missing on the plotting plan, it is assumed that all minimum setback requirements will be met prior to permit issuance.
8. Construction shall comply with all applicable mitigation measures of the Ramsgate Specific Plan and Addendum No. 2.
 - a. Applicant shall provide a Mitigation Monitoring Program Report on a quarterly basis during construction.
9. A cash bond of \$1,000.00 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 the approval of the Community Development Director or designee.



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"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)

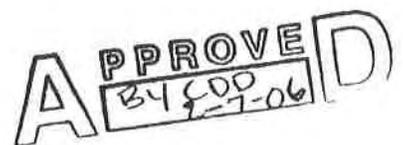
10. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). Applicant shall submit water and sewer plans to the EVMWD or other providing agency and shall incorporate all district conditions and standards, including payment of applicable water and sewer connection fees.
11. Garages shall be constructed to provide a minimum of nine-feet-six-inches by nineteen-feet-six-inches (9'-6" x 19'-6") of interior clear space for two cars for a total interior clear space of nineteen-feet-six inches by nineteen-feet-six-inches (19'-6" X 19'-6").
 - a. In accordance with the requirements of the Ramsgate Specific Plan, garage door openers shall be installed.
12. All theme walls are required to be coated with anti-graffiti paint.
13. Construction drawings shall indicate that wall returns and walls fronting the street between residential units shall be constructed of concrete block, and match up to project block walls or residential buildings in color, texture and style, in accordance with the Ramsgate Specific Plan and Design Guidelines requirements.
14. Retaining walls visible to the public shall match the interior split face block walls in color, texture and style.
15. Walls or fences located in any front yard shall not exceed thirty-six inches (36") in height with the exception that wrought-iron fences may be five feet (5') in height. Chain link fences shall be prohibited.
16. Construction drawings shall indicate the replacement of wood or block wall with tubular steel view fencing on slopes.
17. Where residential lots have view fencing at the rear lot line and the depth of the rear yard is greater than 30 feet, the last ten feet of wood fencing shall be replaced with tubular steel view fencing. Correct Lots 103 thru 106, and Lots 83 thru 87 to meet this condition.
18. Construction drawings for Interior Wood Fence shall comply with the City Standard Drawing Exhibit 'A.'
19. Full architectural treatments as depicted on exhibits or conditioned by these conditions of approval, shall be required for both the first and second story elevations on all four sides of each residence. The applicant may submit to the



**CONDITIONS OF APPROVAL FOR
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Community Development Director or his designee, for review and approval, evidence that a particular elevation is hidden from public view, and in those instances, to be determined by the Community Development Director or his designee on a case-by-case basis, this condition may be waived. Elevations visible as a result of elevation changes between homes will not be considered for waiver of this condition.

20. The applicant shall consult with the Building and Safety Manager and Riverside County Fire Department in order to meet primary and secondary access requirements during all phases of construction once combustibles are brought to the site.
21. All signage shall be reviewed and approved by the Community Development Director or his designee.
 - a. Applicant shall install neighborhood entry monumentation and landscaping prior to the first Certificate of Occupancy.
 - b. Applicant shall add neighborhood signage on the entry monumentation, with the design approved by the Community Development Director or his designee.
22. All adjacent Open Space areas shall be completely landscaped, and restored if graded, prior to issuance of a Certificate of Occupancy for the adjacent phase.
23. Applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of LEMC Chapter 15.72, using accepted control techniques. Interim erosion control measures shall be provided thirty days after the site's rough grading, as approved by the City Engineer.
24. Applicant shall submit, for review and approval by the Community Development Director or his designee, a detailed Plotting Plan prior to the issuance of building permits for each phase, which indicates the style and color scheme to be used on each lot. Styles shall be evenly distributed throughout the site. The identical product or color scheme shall not be constructed directly across or adjacent to one another.
 - a. Particular attention shall be given to Lots 128 and 137 which are directly across each other on Bonica Street.
25. These Conditions of Approval shall be reproduced upon Page One of the Building Plans prior to their acceptance by the Building and Safety Division.



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RESIDENTIAL PROJECT NO. R2005-22 - CENTEX HOMES
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26. Applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to each dwelling. The storage pad or area shall conceal trash barrels from public view.
27. The building addresses shall be a minimum of four inches (4") high and shall be easily visible from the public right-of-way. Developer shall obtain street addresses for all project lots prior to issuance of building permits. The addresses (in numerals at least four inches (4" high) shall be displayed near the entrance and be visible from the front of the unit. Care shall be taken to select colors and materials that contrast with building walls or trim.
28. Prior to Building Permits the Construction Supervisor shall meet with Planning Division staff to review the Conditions of Approval.
29. Landscaping Plans and Irrigation Details for each plan shall be required. Typical Front Yard Plans and a Cost Estimate shall be submitted for review and approval by the City's Landscape Architect Consultant and the Community Development Director or Designee prior to issuance of building permits. A Landscape Plan Check Fee and Inspection Fee shall be paid for the entire project at the time of submittal.
 - a. Street tree species shall be the same throughout the Ramsgate Specific Plan along Riverside Street and Steele Valley Road. Applicant shall coordinate street tree selection with other projects on this street.
 - b. Landscaping shall be shown on both sides of any drainage easements not within a residential lot.
 - c. Particular attention shall be given to the screening of drainage facilities from public view or adjacent residences.
 - d. Where block walls line a street, sufficient landscape area shall be provided between the wall and the sidewalk for trees, shrubs and groundcover.
 - e. Downslopes adjacent to streets shall be planted and irrigated by the developer, and maintained by the homeowners' association.
 - f. Open space Lot U, as shown on the Final Map, shall be irrigated and landscaped with groundcover and shrubbery to soften the visual impact of the access road, electrical poles and perimeter wall. To comply with Edison requirements, no trees shall be planted, and irrigation control boxes shall be protected.

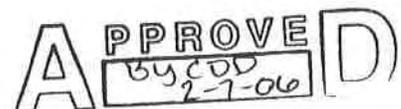


**CONDITIONS OF APPROVAL FOR
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"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)**

- g. Open space Lot BB, as shown on the Final Map, shall be restored in accordance with the ACOE 404 Permit that applies to this site.
30. Under the provisions of SB 50, the applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of building permits.
31. All mechanical and electrical equipment on the building shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened along with substantial landscaping, subject to the approval of the Community Development Director, prior to issuance of building permits. If the equipment is placed behind the fencing, landscaping will not be required. Air conditioning and related equipment shall be located in side yards wherever feasible and shall maintain a minimum of 3 feet of unobstructed, leveled clearance between the equipment and the adjacent property line.

Prior to Final Approval

32. The applicant shall meet all Conditions of Approval prior to the issuance of a Certificate of Occupancy and release of utilities.
33. Applicant shall provide a copy of the recorded CC&Rs for this development.
- a. All open space areas, including slopes, landscaping, fuel modification zones, concrete v-ditches, down-drains, access roads, fencing and detention basins shall be maintained by the HOA.
34. Prior to final approval, all wood fencing shall be painted or treated with a high-grade, solid body, penetrating stain approved by the Community Development Director or his designee.
35. All front yards and the side yards on corner lots shall be properly landscaped and irrigated with an automatic underground irrigation system to provide 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
- a. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six-inches (36").
- b. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to



**CONDITIONS OF APPROVAL FOR
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"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)**

the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.

- c. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
- d. Final landscape plan must be consistent with approved site plan.
- e. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Landscape Architect and Planning Division, prior to issuance of Certificate of Occupancy.

ENGINEERING DIVISION

- 36. Conditions of Approval for Tract 25477 are in effect for this project.
- 37. 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.
- 38. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
- 39. 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.
- 40. An Encroachment Permit shall be obtained prior to any work on City right-of-way.
- 41. Street improvements including street lighting, traffic signal, traffic signing and striping are required as part of this project. The improvements shall be prepared by a registered civil engineer and shall meet City and/or Riverside County standards.
- 42. 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.



CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-22 - CENTEX HOMES
"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)

43. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
44. Applicant shall pay all development impact/mitigation fees, including but not limited to TUMF, MSHCP, TIF and Area Drainage Fees, unless the project is exempted from such fees by an executed Development Agreement with the City.
45. Grading that affects "waters of the United States", wetlands or jurisdictional streambeds, shall require approval and necessary permits from respective Federal and/or State agencies.
46. Ten-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 is exceeded, drainage facilities shall be provided.
47. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
48. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.
49. On-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
50. 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.
51. Roof drains shall not be allowed to outlet directly through coring in the street curb.
52. Roofs should drain to a landscaped area.
53. Applicant shall comply with all NPDES requirements in effect; including the submittal of an Water Quality Management Plan (WQMP) as required per the Santa Ana Regional Water Quality Control Board.

A **APPROVED** **D**
BY CDD
2-7-06

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-22 - CENTEX HOMES
"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)**

54. City of Lake Elsinore has adopted ordinances for storm water management and discharge control. In accordance with state and federal law, these local storm water ordinances **prohibit** the discharge of waste into storm drain system or local surface waters. This includes non-storm water discharges containing oil, grease, detergents, trash, or other waste remains. Brochures of "**Storm water Pollution, What You Should Know**" describing preventing measures are available at City Hall.
- PLEASE NOTE:** The discharge of pollutants into street, gutters, storm drain system, or waterways -without Regional Water Quality Control Board permit or waver – is **strictly prohibited** by local ordinances and state and federal law.
55. Steele Valley Rd. shall be paved off-site for two travel lanes (26 ft.) northerly from the tract boundary to SR 74.
56. Wasson Canyon Rd. shall be improved along the boundary of the tract to a minimum of a half street improvement plus one travel lane.
57. The applicant shall construct the north side of Riverside Street along the project frontage at its ultimate half-section width as a Major roadway plus one lane. Provide asphalt concrete transition up to the project limits of TR 25476.
58. Street improvements shall include asphalt concrete pavement, curb/gutter, sidewalk, signing and striping, and street lighting.
59. A Traffic Signal shall be completed and operational at the intersection of SR 74 and Steele Valley Road at the 50th occupancy.
60. A right-in/out only island shall be constructed at the east end of Monaco Street to limit access onto Steele Valley Road, due to the proximity of this intersection to the Riverside Street intersection.

Prior to Issuance of a Grading Permit

61. Submit grading plans with appropriate security, hydrology and hydraulic reports prepared by a Registered Civil Engineer for approval by the City Engineer. Developer shall mitigate any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
62. Provide soils, geology and seismic report. Provide final soils report showing compliance with recommendations.

A APPROVE **D**
BY CDD
2-7-06

CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-22 - CENTEX HOMES
"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)

63. The applicant shall obtain all necessary off-site easements for off-site grading and/or drainage acceptance from the adjacent property owners prior to grading permit issuance.
64. The applicant shall provide a copy of appropriate correspondence or necessary permits from Federal and/or State regulatory agencies prior to grading that affects wetlands or "waters of the United States."
65. Applicant to provide erosion control measures as part of their grading plan. The applicant shall contribute to protection of storm water quality and meet the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.
66. 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.
67. 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.
68. Adequate setback for ultimate width of Mauricio Avenue shall be accommodated along the northerly limits of this project.

Prior to approval of Final Map

69. Mauricio Avenue shall have enough R/W dedicated on the map to provide for the width of a local street, up to six feet.

Prior to Issuance of Building Permit

70. Unless other timing is indicated, all Public Works requirements shall be complied with as a condition of development for Tract 25477 and as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.
71. 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 and specify the technical data for the water service at the location, such as water

A **PPROVE** **D**
By CDD
2-7-02

**CONDITIONS OF APPROVAL FOR
RESIDENTIAL PROJECT NO. R2005-22 - CENTEX HOMES
"FOX & JACOBS" @ ROSETTA CANYON, (TRACT 25477)**

pressure and volume etc. Submit this letter prior to applying for a building permit.

72. Pay all Capital Improvement Impact/Mitigation Fees and Plan Check fees (LEMC 16.34).

Prior to Occupancy

73. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" Mylar) shall be submitted to the Engineering Division.

74. All street improvements (onsite and offsite) including signing and striping, and street lighting and drainage improvements shall be completed in accordance with the approved plans or as condition of development for Tract 25477 to the satisfaction of the City Engineer.

75. Steele Valley Road shall be operational with two paved travel lanes from the project to SR 74.

76. Water and sewer improvements shall be completed in accordance with Water District requirements.

DEPARTMENT OF ADMINISTRATIVE SERVICES

77. Prior to issuance of the first building permit, the applicant shall annex into Community Services Facilities District No. 2003-1 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City, unless already annexed.

78. Prior to issuance of the first building permit, unless already annexed, the applicant shall annex into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas 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.

(End of Conditions)

A P P R O V E D
By CDD
7-7-06