

CONDITIONS OF APPROVAL

PROJECT: PA 2024-15/TTM 2024-05 (TTM 38512)/RDR 2024-07
PROJECT NAME: Dexter Village
PROJECT LOCATION: APNs: 377-090-013, 377-090-037, 377-090-039, 377-090-040
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2024-15 consists of requests for Tentative Tract Map No. 38512 to subdivide an approximately 23.05-acre site into one (1) approximately 6.65-acre lot for an apartment community, 137 single-family residential lots, and two (2) lots for condominium purposes. The proposal also includes Residential Design Review No. 2024-07 to construct 137 detached single-family residences, twelve condominium buildings that will accommodate 84 townhome units, eight apartment buildings that will accommodate 230 apartment units and associated improvements within the Commercial Mixed Use Land Use Designation. A Conditional Use Permit is included for the proposed condominium units as required by the Commercial Mixed-Use designation. The proposed detached single-family residences feature two-story homes and seven floor plans with three architectural styles (Americana, French Country and Santa Barbara). The proposed condominium buildings feature two-story townhome buildings with three floor plans ranging in size from 1,230 square feet to 1,508 square feet and two architectural styles (Americana and Santa Barbara). The proposed three-story tuck under apartment buildings feature six floor plans ranging in size from 712 square feet to 1,412 square feet and one architectural style (Santa Barbara). The single-family and townhome portion of the development will include a 1,270 square foot Homeowner's Association facility with gathering room, a club lawn with BBQs and seating, a pool, spa and community restrooms while the apartment site will include a two-story, 5,577 square foot clubhouse with leasing office and gym, pool and cabanas, gathering space, BBQ area and a playground. The project site is bound by Third Street on the northwest, Dexter Avenue on the southwest, Second Street on the southeast and Cambren Avenue on the northeast (APNs: 377-090-013, 377-090-037, 377-090-039, 377-090-040).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of TTM 2024-05 and RDR 2024-07, which action is sought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of TTM 2024-05 and RDR 2024-07 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The

City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.

3. Within 30 days of project approval, the applicant shall (i) sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records, and (ii) deliver to the Community Development Director executed originals (notarized) of the Density Bonus Housing Agreement and Declaration of Covenants and Restrictions below in such form as approved by the City Attorney for recordation in the Official Record of Riverside County against the project site consistent with the density bonus awarded pursuant to Lake Elsinore Municipal Code Chapter 17.58.

PLANNING DIVISION

4. Tentative Tract Map No. 38512 will expire two years from the date of approval unless within that period of time a Final Map has been filed with the County Recorder, or an extension of time is granted by the City Council in accordance with the State of California Subdivision Map Act and applicable requirements of the Lake Elsinore Municipal Code (LEMC).
5. Tentative Tract Map No. 38512 shall comply with the State of California Subdivision Map Act, and applicable requirements contained in the LEMC, unless modified by these Conditions of Approval.
6. Residential Design Review No. 2024-07 shall lapse and become void two years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.050.1.1. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Section 17.415.050.1.2 shall run with the land for this two-year period, subject to any approved extensions, and shall continue to be valid upon a change of ownership of the site.
7. The applicant shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.
8. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy.
9. All future development proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee in their reasonable discretion in accordance with CEQA and other applicable State laws, additional environmental analysis will be required.
10. Any proposed minor revisions to approved plans shall be reviewed and approved by the Community Development Director or designee. Any proposed substantial revisions to the

- approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application.
11. For multiple-family development, laundry facilities shall be provided as required by the Lake Elsinore Municipal Code.
 12. For multiple-family development, provide outdoor lockable bicycle storage equipment as required by the California Green Building Code unless such compliance is otherwise excused.
 13. Reserved.
 14. The project shall contain 22 very low-income affordable units in the apartment community consisting of the following:
 - a. **Building 1** – 6 very low-income affordable units
 - i. 5 – 1-bedroom/one-bathroom units
 - ii. 1 – 2-bedroom/two-bathroom unit
 - b. **Building 2** – 4 very low-income affordable units
 - i. 3 – 1-bedroom/1-bathroom unit
 - ii. 1 – 2-bedroom/2-bathroom unit
 - c. **Building 7** – 6 very low-income affordable units
 - i. 3 – 1-bedroom/1-bathroom unit
 - ii. 2 – 2-bedroom/2-bathroom units
 - iii. 1 – 3-bedroom/2-bathroom unit
 - d. **Building 8** – 6 very low-income affordable units
 - i. 3 – 1-bedroom/1-bathroom units
 - ii. 2 – 2-bedroom/2-bathroom units
 - iii. 1 – 3-bedroom/2-bathroom unit
 15. Phasing of project construction shall be consistent with the phasing plan. Approved phases are as follows:
 - a. **Development Phase 1** – Includes 137 single-family detached residences, 84 townhome units, three basins, associated wall and fences, interior roadways including primary gated entry and project's frontage along Dexter Avenue and 2nd Avenue (unless otherwise determined by the Engineering Department), clubhouse building, lawn, pool, BBQs and community restrooms.
 - b. **Development Phase 2** – Includes 230 apartment units spread across eight multi-family buildings, one basin, associated walls and fences, interior roadways, including primary and Fire Department/Resident Only entries and project's frontage along Dexter Avenue and 3rd Avenue (unless otherwise determined by the Engineering Department), clubhouse building, pool, gathering space, BBQs and playground.
 16. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms unless otherwise specifically superseded by subsequent State law, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and

prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

Prior to Recordation of Final Map(s)

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 reviewed and approved by the Community Development Director or designee.
19. All of the project improvements shall be designed by the applicant's Civil Engineer to the specifications of the City of Lake Elsinore.
20. The applicant shall initiate and complete the formation of a Homeowner's Association (HOA) which shall be approved by the City. All Association documents shall be submitted for review and approval by City Planning, Engineering and the City Attorney and upon City approval shall be recorded. Such documents shall include the Articles of Incorporation for the Association and Covenants, Conditions and Restrictions (CC&Rs).
 - a. At a minimum, all recreation and park areas (except public parks), all natural slopes and open space, all graded slopes abutting public street rights-of-way which are not part of residential lots, up slopes from public rights-of-way within private lots and all private streets, and all drainage basins shall be maintained by the Homeowner's Association (HOA), the City of Lake Elsinore and Riverside County Flood Control and Water Conservation District.
 - b. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the CC&Rs for the project. Such restriction shall include requiring homeowners to park their vehicles in their garage and/or driveway (where applicable) and requiring an on-street parking permit for additional vehicles.

Prior to Issuance of Grading Permits/Building Permits

21. Prior to the issuance of a grading permit, the project applicant shall obtain all necessary State and Federal permits, approvals, or other entitlements, including obtaining the necessary authorizations from the regulatory agencies for proposed impacts to jurisdictional waters. Authorizations may include a Section 404 Permit from the U.S. Army Corps of Engineers, a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife, and a Section 401 Water Quality Certification/Waste Discharge Requirement from the Regional Water Quality Control Board.
22. Prior to issuance of building permit, the applicant shall prepare a Final Wall and Fence Plan.
23. The following signage is included as a part of this approval:
 - a. 6'10" x 20' monument sign with brick veneer to be located at the primary entry into the apartment community.
 - b. 6'10" x 12' monument sign with brick veneer to be located at the gated vehicular entry into the single-family detached and townhome community off Dexter Avenue.
 - a.

24. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. The applicant shall place a weatherproof 3'x3' sign at the entrance to the project site identifying the approved days and hours of construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place on Sunday, or any Legal Holidays. The sign shall identify the name and phone number of the development manager to address any complaints.
25. If a Model Home Complex will be proposed, prior to building permit issuance, a Model Home Complex application shall be submitted, reviewed and approved by the Planning Department. In addition, the following will also be required for the Model Home Complex:
- a. A cash bond in the amount of \$1,000 shall be required for the Model Home Complex. This bond is to guarantee removal of the temporary fencing material, parking lot, etc. that have been placed onsite for the Model Home Complex. The bond will be released after removal of the materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
 - b. A cash bond in the amount of \$1,000 shall be required for any garage conversion of the model(s). Bonds will be released after removal of all temporary materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
 - c. A cash bond in the amount of \$1,000 shall be required for any construction trailers used during construction. Bonds will be released after removal of trailers, subject to the approval of the Community Development Director or designee.
 - d. All Model Homes shall be Xeriscaped and signage provided identifying Xeriscape landscaping unless otherwise determined by fuel modification and/or Fire Protection Plan requirements per the Fire Department. Xeriscape is a method of landscape design that minimizes water use by:
 - i. Eliminating high and medium water-use plant material as identified by Water Use Classifications of Landscape Species (WUCOLS) (such as turf) and incorporates low to very low water-efficient ("drought-tolerant" / climate-appropriate) plants;
 - ii. Requires an efficient irrigation system that includes:
 - ⌘ ET-Based ("Smart irrigation") controller(s) with weather-sensing, automatic shut-off and seasonal adjustment capabilities;
 - ⌘ Efficient irrigation water application through use of:
 - Low-volume point-source irrigation (such as drip irrigation and bubblers) for all shrub planter areas (maximum of 3:1 slope) with a minimum irrigation efficiency of 0.90; and/or
 - Rotor-type nozzles for areas greater than ten (10) feet wide, for slopes 3:1 and greater, AND with a minimum irrigation efficiency of 0.71.
 - iii. Improvement of soil structure for better water retention; and
 - iv. Application of mulch to hinder evaporation.
26. Prior to building permit issuance, the building plans for the Model Home Complex shall comply with all American Disabilities Act (ADA) requirements, including provision of handicapped-accessible bathroom.

27. Construction phasing shall be implemented in accordance with the approved Phasing Plan and shall avoid construction traffic from entering occupied neighborhoods within the tract. Per the approved phasing plan, the project will be developed in two phases.
28. The applicant shall pay school fees to the Lake Elsinore Unified School District prior to issuance of each building permit.
29. All fireplaces shall be natural gas fireplaces only. No wood burning fireplaces shall be allowed.
30. The project shall connect to water and sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.
31. All mechanical, electrical, and other related utility equipment associated with the residences shall be adequately screened from abutting roadways and residential properties. If located on the rooftop, said equipment shall be screened by parapet walls, roof structures, or other acceptable screening methods. If ground or wall mounted, all utility equipment shall be consolidated in a central location and architecturally screened behind fence returns, subject to the approval of the Community Development Director, prior to issuance of building permit.
32. All front yards and side yards on corner lots shall be properly landscaped with automatic (manual or electric) irrigation systems to provide 100 percent planting coverage using a combination of drip and conventional irrigation methods.
33. Construction Landscape & Irrigation drawings shall be submitted to the Community Development Department with appropriate fees, for review and approval by the Community Development Director or designee.
 - a. The applicant shall replace any street trees harmed during construction, in conformance with the City's Street Tree List, at a maximum of 30 feet apart and at least 24-inch box in size.
 - b. Perimeter walls shall be protected by shrubs and other plantings that discourage graffiti.
 - c. The applicant shall ensure a clear line of sight at ingress/egress points by providing plantings within 15 feet of ingress/egress points whose height does not exceed two (2) feet and whose canopy does not fall below six feet.
 - d. The landscape plan shall provide for California native drought-tolerant ground cover, shrubs, and trees. Special attention shall be given to use of Xeriscape or drought resistant plantings with combination drip irrigation system to prevent excessive watering unless otherwise determined by fuel modification and/or Fire Protection Plan requirements per the Fire Department.
 - e. No front-yard shall be landscaped with grass turf unless otherwise determined by fuel modification and/or Fire Protection Plan requirements per the Fire Department.
 - f. All landscape improvements shall be bonded with a ten percent (10%) Faithful Performance Bond of the approved estimated labor and materials cost for all planting. The bond shall remain in effect for one year from Certificate of Occupancy.
 - g. All landscaping and irrigation shall be installed within an affected portion of any phase at the time a certificate of occupancy is requested for any building.
 - h. The Final landscape plan shall be consistent with any approved site and/or plot plan.
 - i. The Final landscape plan shall include planting and irrigation details.

- j. All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Planning Division, prior to issuance of certificate of occupancy.
- k. All landscaping and irrigation shall comply with the water-efficient landscaping requirements set forth in LEMC Chapter 19.08 (Water Efficient Landscape Requirements), as adopted and any amendments thereto.

BUILDING DIVISION

General Conditions

- 34. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes, which are enforced at the time of building, plan submittal.
- 35. Compliance with Code. All design components shall comply with applicable provisions of the 2022 edition of the California Building, Plumbing and Mechanical Codes: 2022 California Electrical Code; California Administrative Code, 2022 California Energy Codes, 2022 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
- 36. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
 - a. All ground floor units to be adaptable.
 - b. Disabled access from the public way to the entrance of the building.
 - c. Van accessible parking located as close as possible to the main entry.
 - d. Path of accessibility from parking to furthest point of common area.
 - e. Path of travel from public right-of-way to all public areas on site, such as clubhouse, trash enclosure tot lots and picnic areas.
- 37. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single- family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Jonathan Oronia at jronia@lake-elsinore.org or 951-674-3124 X 319
- 38. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.
- 39. Obtain Approvals Prior to Construction. As to each phase, applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
- 40. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.

41. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.
42. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

43. Must submit Grading Plans to Engineering prior to Building. Building will not accept plans if they have not been submitted to Engineering first.
44. Submitting Plans and Calculations. Applicant must submit to Building and Safety online portal for electronic plan check and permitting:
 - a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of the Section 5.507, of the 2022 edition of the California Green Code.
 - c. A precise grading plan to verify accessibility for the persons with disabilities.
 - d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

45. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.
46. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

Prior to Issuance of Building Permit(s)

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

Prior to Beginning of Construction

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

ENGINEERING DEPARTMENT

GENERAL

49. All new submittals for plan check or permit shall be made using the City's online Citizen Service Portal (CSSP).
50. All engineering plans shall be prepared by a registered Civil Engineer using the City's standard title block.
51. All required engineering reports shall be prepared by a registered Civil Engineer and Soils Engineer, as applicable.
52. All slopes and landscaping within the public right-of-way shall be maintained by the property owner, owner's association, firms contracted by the property owner's association, or another maintenance entity approved by the City Council.
53. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way shall be owned and maintained by the property owner or property owner's association.
54. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R, Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated both during cleaning, demolition, clear and grubbing or all other phases of construction and during occupancy.
55. Applicant shall submit a detailed hydrology and hydraulic study for review for the sufficient containment and conveyance of the storm water to a safe and adequate point as approved by the City Engineer.
56. The site will accommodate all construction activity, building activity, vehicles, etc. No staging on public streets, or private property belonging to others shall be conducted without the written permission of the property owner.
57. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) shall be implemented.
58. Applicant shall install permanent benchmarks to Riverside County Standards and at locations to be determined by the City Engineer.
59. Applicant shall pay all applicable permit application and Engineering assessed fees, including without limitation plan check and construction inspection fees, at the prevalent rate at time of payment in full.
60. Applicant shall pay all applicable Mitigation and Development Impact Fees at the prevalent rate at the time the Senate Bill 330 Pre-application was filed per Government Code 65589.5(o). Mitigation and Development Impact Fees include without limitation:
 - a. Master Drainage Plan Fee - Due prior to Final Map approval or grading permit issuance, whichever is first.
 - b. Traffic Infrastructure Fee (TIF) - Due prior to building permit issuance.
 - c. Transportation Uniform Mitigation Fee (TUMF) - Due prior to occupancy.
 - d. Stephen's Kangaroo Rat Fee (K-Rat) - Due prior to grading permit issuance.

61. Project applicant shall pay the City of Lake Elsinore a share in the cost for ultimate improvements on Camino Del Norte, in form of a lump sum payment of \$3,515,000 prior to issuance of a grading permit. In addition and in the event that the payment is not made in the 24 month period following approval of the project, the payment shall be adjusted for inflation based on the consumer price index as published by the Bureau of Labor Statistics for the Riverside Area for the previous 24 month period and, further, adjusted for each month going forward until paid.

LAND DIVISION / FINAL TRACT MAP

62. Applicant shall dedicate right-of-way for Second Street adjacent to the property for a total full-width of 90 feet. Second Street is classified as a Secondary Arterial, where full-width is 90 feet and curb-to-curb width is 70 feet.
63. Applicant shall dedicate right-of-way for Third Street adjacent to the property for a total full-width of 68 feet. Third Street is classified as a Collector, where full-width is 68 feet and curb-to-curb width is 48 feet.
64. Applicant shall vacate one (1) foot right-of-way on Dexter Avenue adjacent to the project property. Per the Traffic Impact Analysis Study by LSA, dated August 2025, the ultimate traffic build out condition required a Divide Collector roadway classification where full-width is 78 feet and curb-to-curb width is 56 feet.
65. Applicant shall dedicate additional right-of-way as necessary to accommodate corner cutback at all frontage intersections as well as ADA path of travel around existing utility poles along Third Street.
66. Applicant shall submit for plan check review and approval Final Tract Maps for each respective phase.
67. Street names within the subdivision shall be established and approved by the Community Development Director or Designee prior to Final Tract Map approval.
68. Applicant shall make an offer of dedication for all public easements required by these conditions and/or shown on the Tentative Tract Map.
69. Prior to scheduling City Council approval of each Final Tract Map, the applicant shall, in accordance with Government Code, have constructed all improvements in accordance with the scope of work for each Phase or have improvement plans submitted and approved, agreements executed, and securities posted. Securities posted include but are not limited to the street improvements conditioned herein.
70. Monumentation shall be in accordance with LEMC Section 16.32 and Subdivision Map Act.
71. Security and inspection fee for monumentation shall be paid and two contiguous monuments shall be inspected prior to scheduling City Council approval of final map.
72. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review approval. Recordation shall be with final Tract Map.

73. Prior to approval of the Final Map or issuance of a grading permit (whichever comes first), the applicant shall submit an application to the Department of Administrative Services to initiate the Community Facilities District (CFD) annexation, formation, or other mitigation process as approved by Administrative Services. Proof of application submittal shall be provided to the City Engineering Department.
74. The Final Tract Map shall include the phasing boundaries consistent with the parcels of the Tentative Tract Map. The phasing boundaries or parcels shall be processed as separate tract maps.
75. Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the Final Map stating: "Drainage easements shall be kept free of all buildings and obstructions."

STORM WATER MANAGEMENT/ POLLUTION PREVENTION/ NPDES

Design

76. The project is responsible for complying with the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permits as warranted based on the nature of development and/or activity.
77. A Final Water Quality Management Plan (WQMP) will be required and shall be prepared in accordance with the latest Santa Ana Region 8 approved template and guidance document. Final WQMP shall be submitted for review and approval to the City.
78. Final WQMP shall be approved prior to scheduling City Council for Final Map approval, grading plan approval, or issuance of any permit for construction, whichever is first.
79. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
80. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
81. Project trash enclosure shall be covered, bermed, and designed to divert drainage from adjoining paved areas and regularly maintained.
82. If CEQA identifies resources requiring Clean Water Act Section 401 Permitting, the applicant shall obtain certification through the Santa Ana Regional Water Quality Control Board and provide a copy to the Engineering Department.
83. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
84. The project site shall implement full trash capture methods/devices approved by the Regional Water Quality Control Board. This shall include installation of connector pipe screens on all onsite and offsite catch basins to which the project discharges.

Construction

85. A Storm Water Pollution Prevention Plan (SWPPP) (as required by the NPDES General Construction Permit) and compliance with the Green Building Code for sediment and erosion control are required for this project.
86. Prior to grading or building permit for construction or demolition and/or weed abatement activity, projects subject to coverage under the NPDES General Construction Permit shall demonstrate that compliance with the permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the satisfaction of the City Engineer. A copy of the SWPPP shall be kept at the project site, updated, and be available for review upon request.
87. Erosion & Sediment Control – Prior to the issuance of any grading or building permit for construction or demolition, the applicant shall submit for review and approval by the City Engineer, an Erosion and Sediment Control Plan as a separate sheet of the grading plan submittal to demonstrate compliance with the City’s NPDES Program and state water quality regulations for grading and construction activities. A copy of the plan shall be incorporated into the SWPPP, kept updated as needed to address changing circumstances of the project site, be kept at the project site, and available for review upon request.

Post-Construction

88. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, industrial/commercial, MS4, etc. to include:
 - a. Demonstrate that the project has compiled with all non-structural BMPs described in the project’s WQMP.
 - b. Provide signed, notarized certification from the Engineer of Work that the structural BMPs identified in the project’s WQMP are installed in conformance with approved plans and specifications and operational.
 - c. Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMPs or a copy of the recorded City approved CC&R.
 - d. The Operation and Maintenance (O&M) Plan and Agreement and/or CC&R’s shall: (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMPs; and (4) provide for annual certification for water quality facilities by a Registered Civil Engineer. The City format shall be used.
 - e. Provide documentation of annexation into a CFD for funding facilities to be maintained by the City.
 - f. Demonstrate that copies of the project’s approved Final WQMP (with recorded O&M Plan or CC&R’s attached) are available for each of the initial occupants.
 - g. Agree to pay for a Special Investigation from the City of Lake Elsinore for a date twelve (12) months after the issuance of a Certificate of Use and/or Occupancy for the project to verify compliance with the approved WQMP and O&M Plan. A signed/sealed

certification from the Engineer of Work dated 12 months after the Certificate of Occupancy will be considered in lieu of a Special Investigation by the City.

UTILITIES

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

IMPROVEMENTS

93. Project will be responsible for the following improvements:
 - a. Construction of ultimate half-width street improvements of Dexter Avenue, Third Street, and Second Street along property frontage per their respective classification as identified in the Land Division section herein. Improvements shall include widened section of new AC pavement and base material, curb and gutter, sidewalks, parkway landscaping, medians, curb ramps, signal relocation as applicable, utility relocations as applicable, signage relocations as applicable, and streetlight construction.
 - b. Construction of new Traffic signal at the intersection of Second Street and Camino Del Norte. Ultimate intersection roadway improvements are required. Utility and signage relocations as required to accommodate improvements. If right-of-way constraints occur, ultimate improvements shall be determined during final design.
 - c. Modification of existing and installation of new signing and striping for required improvements. The project shall be responsible for any additional paving and/or striping removal caused by the striping plan.
94. Sight distance into and out and throughout the project location shall comply with City Standard 125/126 or Caltrans standards. Project shall ensure facilities are installed outside the line of sight of drivers.
95. If existing improvements are to be modified, existing improvement plans on file shall be revised accordingly and approved by the City Engineer prior to issuance of a building permit.
96. Streetlight system shall be designed as LS-2B system. Streetlight plans shall include but are not limited to details such as location, pole and luminaire type, and pull box design. Streetlight plans may be included as part of the Street Improvement plan set.

97. 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.
98. All drainage facilities in this project shall be constructed to City of Lake Elsinore and/or Riverside County Flood Control and Water Conservation District Standards. See also, COA 104.
99. A final drainage study shall be provided. The study shall identify the following: identify storm water runoff from and upstream of the site; show existing and proposed off-site and on-site drainage facilities; and include a capacity analysis verifying the adequacy of the facilities. The drainage system shall be designed to ensure that runoff from a 10-year storm of 6 hours and 24 hours duration under developed condition is equal or less than the runoff under existing conditions of the same storm frequency. Both 6-hour and 24-hour storm duration shall be analyzed to determine the detention requirements to accomplish the desired results.
100. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility.
101. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area to the maximum extent possible.
102. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
103. All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted with a storm drain filter; all new storm drain inlet facilities constructed by this project shall include a storm drain filter.
104. A registered Civil Engineer shall prepare the street improvement, signing and striping, and traffic signal plans required for this project. Improvements shall be designed and constructed to City Standards and Codes (LEMC 12.04 and 16.34). Signing, Striping and Traffic signal plans shall be submitted separately from improvement plans.
105. Riverside County Flood Control and Water Conservation District (the "District") Improvements:
 - a. The project design currently includes the construction of an inlet structure and about 1,200 Linear Feet (LF) of 78" Reinforced Concrete Pipe (RCP) storm drain that would connect to the existing District's 78" RCP stub out within Third Street (Third Street Channel Stage 2, Drawing (DWG) No. 3-0210) consistent with the "Third Street Drainage Improvements - Technical Drainage Study" dated February 13, 2018, and prepared by Michael Baker International for the City of Lake Elsinore which proposes the 78" RCP Dexter A venue Lateral to convey the 100-year flowrate of 382 cfs.
 - b. Applicant shall obtain confirmation, in a form reasonably suitable to the City, that the District will accept the aforementioned drainage facility(ies) for ownership, operations and maintenance. In connection the District's willingness to accept and maintain the proposed drainage facility(ies), Applicant acknowledges that, notwithstanding any

provision contained herein to the contrary, that the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the aforementioned drainage facilities, whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
 - 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Plan Check Section.
 - 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operations, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
 - 4) Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant's project does not adversely affect operations and maintenance of existing District facilities, or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.
 - 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer; the plans will not be signed prior to execution of the above referenced agreement.
 - 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.
 - 7) In addition, Applicant acknowledges receipt of and agrees to comply with the District's November 10, 2025 letter to the City Engineer, all of which shall constitute applicable conditions of approval to the project.
- c. Submittal of Plans to the Flood Control District: Applicant shall submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit

Based Fee Worksheet, found on the District's website (<https://rcflood.org/submit-plan-check>), and a plan check fee deposit.

Permitting/Construction

106. An Encroachment Permit shall be obtained prior to any work on City right-of-way. Applicant shall submit the permit application, required fees, and executed agreements, security and other required documentation prior to issuance.
107. All compaction reports, grade certification, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.

PRIOR TO GRADING PERMIT

108. A grading plan signed and stamped by a registered Civil Engineer shall be submitted for City review and approval for all addition and/or movement of soil (grading) on site. The plan shall include separate sheets for erosion control, haul route and traffic control. The grading submittal shall include all supporting documentation and be prepared using City standard title block, standard drawings and design manual.
109. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern.
110. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
111. If the grading plan identifies alterations in the existing drainage patterns as they exit the site, a Hydrology and Hydraulic Report for review and approval by City Engineer shall be required prior to issuance of grading permits. All grading that modifies the existing flow patterns and/or topography shall be in compliance with Federal, State and Local law and be approved by the City Engineer.
112. A geotechnical investigation shall be performed on the site to identify any hidden earthquake faults, liquefaction and/or subsidence zones present on-site. A certified letter from a registered geologist or geotechnical engineer shall be submitted confirming the absence of this hazard prior to grading permit. The location of faults, active or inactive shall be shown on the plan sets. A certified geotechnical engineer and/or licensed geologist shall verify compliance with geotechnical recommendations and confirm that geotechnical conditions are consistent with findings in the geotechnical investigation.
113. Applicant shall obtain all necessary off-site easements and/or permits for off-site grading and the applicant shall accept drainage from the adjacent property owners.
114. Applicant shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
115. All natural drainage traversing the site (historic flow) shall be conveyed through the site in a manner consistent with the historic flow or to one or a combination of the following: to a

public facility; accepted by adjacent property owners by a letter of drainage acceptance; or conveyed to a drainage easement as approved by the City Engineer.

Permitting/Construction

116. Applicant shall execute and submit grading and erosion control agreement, post grading security and pay permit fees as a condition of grading permit issuance.
117. Any grading that affects “waters of the United States”, wetlands or jurisdictional streambeds require approval and necessary permits from respective Federal and/or State Agencies.
118. No grading shall be performed without first having obtained a Grading Permit. A grading permit does not include the construction of retaining walls or other structures for which a Building Permit is required.
119. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any grading activity.
120. Hauling in excess of 5,000 cubic yards shall be approved by the City Council (LEMC 15.72.065). Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to the review and approval of the City Engineer. Haul route shall be submitted prior to issuance of a grading permit.
121. All grading shall be done under the supervision of a licensed geotechnical engineer. Slopes steeper than 2 to 1 shall be evaluated for stability and proper erosion control and approved by the City.
122. Review and approval of the project sediment and erosion control plan shall be completed. As warranted, a copy of the current SWPPP shall be kept at the project site and be available for review upon request.
123. Approval of the project Final Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a grading permit.
124. Applicant shall obtain applicable environmental clearance from the Planning Department and submit applicable clearance document to the Engineering Department. This approval shall specify that the project complies with all required environmental mitigation triggered by the proposed grading activity.
125. Prior to approval of the Final Map or issuance of a grading permit (whichever comes first), the applicant shall submit an application to the Department of Administrative Services to initiate the Community Facilities District (CFD) annexation, formation, or other mitigation process as approved my Administrative Services. Proof of application submittal shall be provided to the City Engineering Department.

PRIOR TO BUILDING PERMIT

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

127. All public improvement, traffic signal, signing and striping plans shall be completed and approved by the City Engineer.
128. All public right-of-way vacations and public easements prepared by separate instruments shall be recorded prior to the issuance of a building permit.
129. Final Map shall be recorded.

PRIOR TO OCCUPANCY/ FINAL APPROVAL/ PROJECT CLOSEOUT

130. All public improvements, including the District's drainage facility(ies) as provided in Section 104, shall be constructed in accordance with the approved plans or as a condition of this development to the satisfaction of the City Engineer prior to the issuance of first occupancy. In addition, with respect to the District's drainage facility(ies) as provides in Section 4 District shall have accepted such drainage facility(ies) for operation and maintenance or, alternatively, written approval has been provided by the District waiving the foregoing timing and providing for a later reference point for acceptance.
131. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
132. Applicant shall provide a digital copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) to the Engineering Department prior to first occupancy.
133. In the event of the damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
134. Applicant shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.
135. Applicant shall submit documentation pursuant to City's Security Release handout.
136. Applicant shall submit as-built all Engineering Department approved project plan sets. After City approval of paper copy, the developer/owner is responsible for revising the original mylar plans. Once the original mylars have been approved, the developer shall provide the City with a digital copy of the "as-built" plans in .tif format.
137. Applicant shall provide AutoCAD and GIS Shape files of all Street and Storm Drain plans. All data must be in projected coordinate system: NAD 83 State Plane California Zone VI U.S. Fleet. All parts and elements of the designed system shall be represented discretely. Include in the attribute table basic data for each feature, such as diameter and length, as applicable, and for pipes include material (PVC, RCP, etc.) and slope.

CITY OF LAKE ELSINORE FIRE MARSHAL

138. Due to the project being in a High Fire Area, fuel modification and defensible space will be required.
139. The applicant or developer shall provide fire hydrants in accordance with the following:

- a. Prior to placing any combustibles on site, provide an approved water source for firefighting purposes.
 - b. Prior to building permit issuance, submit plans to the water district for a water system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Hydrants must produce the required fire flow per the California Fire Code.
 - c. Fire flow shall be determined by the building of the single largest square footage. The **minimum** fire flow be 1,500 GPM at 20 PSI for a 2-hour duration, per the 2022 California Fire Code for a building with Type V-B construction. **Final fire flow will be determined when final square footage is provided.**
140. Prior to building permit issuance, install the approved water system and contact the Fire Department for a verification inspection.
 141. Fire Sprinkler Systems: all residential occupancies shall have fire sprinkler systems in accordance with the California Residential Code, California Fire Code, and local ordinances.
 142. Fire apparatus access: the California Fire Code requires fire apparatus access to within 150 feet of all portions of all buildings. Where apparatus access roads exceed 150 feet in length, an approved turnaround is required. The dimensions of this access shall be a minimum of 24' wide and shall be shown as a shaded or hash-marked area on the submitted building plans. All minimum access requirements are as found in Riverside County Fire Department Guideline OFM-01A - Fire Department Access Requirements for Commercial & Residential Development.
 143. Fire apparatus access roads serving commercial or residential development shall be designed, constructed, and maintained to support the imposed loads of RVC fire apparatus with a total weight of 80,000 pounds. Apparatus weight is distributed as 55,000 pounds on tandem rear axles and 25,000 pounds on the front axle.
 144. Roads and gates must meet Engineering Department and Fire Department standards at the time of building permit application. Electric gates must have a Knox rapid entry system and an infrared opening device. Gates must be set back a minimum of 46' from any major street.
 145. The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new road meets this 80,000, all-weather requirement. Road-base without an appropriate topping or binding material does not satisfy the all-weather requirement.
 146. Multi-family residential projects require two points of access/egress. Primary and secondary access shall lead to a main circulatory road, be independent of one another and intersect at no point.
 147. Phased projects shall establish primary and secondary access at each phase. This primary and secondary access shall be labeled on each phasing map.
 148. The proposed project is expected to have an impact on the fire department's ability to provide an acceptable level of service. These impacts include an increased number of

emergency and public service calls due to the increased presence of structures, traffic, and population. The project applicants/developers will be expected to provide mitigations to these impacts via DIF fees.

DEPARTMENT OF ADMINISTRATIVE SERVICES

Annex into Community Facilities District No. 2015-1 (Safety) Law Enforcement, Fire and Paramedic Services CFD

149. Prior to approval of the Final Map or issuance of a grading permit (whichever comes first), the applicant shall submit an application to the Department of Administrative Services to initiate the annexation process into Community Facilities District No. 2015-1 (Safety) the Law Enforcement, Fire and Paramedic Services Mello-Roos Community Facilities District to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City. The annexation process shall be completed prior to issuance of the first certificate of occupancy for the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Public Safety services. Applicant shall make a non-refundable deposit of \$15,000, or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable.

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

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

MITIGATION MONITORING AND REPORTING PROGRAM

151. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring & Reporting Program for the Mitigated Negative Declaration (SCH No. 2025110457) prepared for the Dexter Village project.

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above-named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City Council of the City of Lake Elsinore on _____. I also acknowledge that all conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____