

EXHIBIT A
CITY OF TEMECULA
DRAFT CONDITIONS OF APPROVAL

Planning Application No.: PA14-0087

Project Description: A Tentative Tract Map (TTM 36483) for the creation of 164 single family residential lots and nine (9) open space lots on 42.64 acres located at the northwest corner of Temecula Parkway and Butterfield Stage Road (APNs: 959-400-001 / 959-400-002)

Assessor's Parcel No.: 959-400-001
959-400-002

MSHCP Category: Less than 8.0 dwelling units

DIF Category: Residential-Detached

TUMF Category: Residential-Single Family

Quimby Category: N/A (Exempt per Development Agreement Section 12.11)

New Street In-lieu of Fee: N/A (Project Not Located in the Uptown Specific Plan Area)

Approval Date: June 19, 2024

Expiration Date: June 19, 2027

PLANNING DIVISION

Within 48 Hours of the Approval

1. Applicant Filing Notice of Exemption. APPLICANT ACTION REQUIRED:

The applicant/developer is responsible for filing the Notice of Exemption as required under Public Resources Code Section 21152 and California Code of Regulations Section 15062 within 48 hours of the project approval. If within said 48-hour period the applicant/ developer has not filed the Notice of Exemption as required above, the approval for the project granted shall be void due to failure of this condition. Failure to submit the Notice of Exemption will result in an extended period of time for legal challenges.

FEES:

Fees for the Notice of Exemption include the Fifty Dollar County (\$50.00) administrative fee. The County of Riverside charges additional fees for credit card transactions.

FILING:

The City shall provide the applicant with a Notice of Exemption within 24 hours of approval via email. If the applicant/developer has not received the Notice of Exemption within 24 hours of approval, they shall contact the case Planner immediately. All CEQA documents must be filed online with the Riverside County Assessor – County Clerk- Recorder. A direct link to the CEQA filings page is available at TemeculaCA.gov/CEQA.

COPY OF FILINGS:

The applicant shall provide the City with a digital copy of the required filings within 48 hours.

General Requirements

2. Indemnification of the City. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to the Planning Commission's actions, this approval and the City Council's actions, related entitlements, or the City's environmental review thereof. The Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

3. Expiration. This approval shall be used within three (3) years of the approval date; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval within the three (3) year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval, or use of a property in conformance with a Conditional Use Permit.

A modification made to an approved Tentative Map does not affect the original approval date of a Tentative Map.

4. Time Extension. The Director of Community Development may, upon an application being filed prior to expiration, and for good cause, grant a time extension of up to five (5) extensions of time, one (1) year at a time.

A modification made to an approved Tentative Map does not affect the original approval date of a Tentative Map.

5. Consistency with Specific Plans. This project and all subsequent projects within this site shall be consistent with Paloma Del Sol Specific Plan (SP #4).
6. Compliance with EIR. The project and all subsequent projects within this site shall comply with all mitigation measures identified within EIR No. 235 (SCH# 8707003).
7. Conformance with Approved Plans. The development of the premises shall substantially conform to the approved site plan and elevations contained on file with the Planning Division.
8. Burrowing Owl Study Submittal. A Burrowing Owl Study shall be submitted prior to plan check approval for the grading permit. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.
9. Modifications or Revisions. The permittee shall obtain City approval for any modifications or revisions to the approval of this project.
10. Public Art Ordinance. The applicant shall comply with the requirements of the City's Public Art Ordinance as defined in Section 5.08 of the Temecula Municipal Code.
11. Property Maintenance. All parkways, including within the right-of-way, entryway median, landscaping, walls, fencing, recreational facilities, and on-site lighting shall be maintained by the property owner or maintenance association.
12. Class II Bicycle Lanes. Class II bicycle lanes, as specified in the City of Temecula Multi-Use Trails and Bikeways Master Plan, shall be identified on the street improvement plans, and constructed in concurrence with the street improvements.
13. Compliance with RCA/Riverside County Transportation Commission. The applicant shall comply with the conditions set forth in the Regional Conservation Authority's Joint Project Review letter (JPR#15-06-16-01) originally dated April 25, 2016 and updated April 6, 2018, a copy of which is attached.

This includes the requirement to submit a copy of the final Habitat Management and Monitoring Plan (HMMP) to the RCA/RCTC that must include all mitigation implementation details including future activities that could potentially negate the conservation value such as vector control and weed abatement. The HMMP must include success criteria including timelines of when success is anticipated.

14. Private Recreation Center. A Development Plan application for a private recreation center shall be submitted concurrently with the Home Product Review application for the project. The recreation center shall include, but not limited to, an appropriately sized pool and spa, clubhouse, seating areas, and other active and passive amenities.

Prior to Issuance of Grading Permit

15. Archaeological/Cultural Resources Grading Note. The following shall be included in the Notes Section of the Grading Plan: "If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Director of Community Development at their sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/ cultural resource, the Director of Community Development shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Director of Community Development shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Director of Community Development."
16. Cultural Resources Treatment Agreement. The developer is required to enter into a Cultural Resources Treatment Agreement with the Pechanga Tribe. The agreement shall be in place prior to issuance of a grading permit. To accomplish this, the applicant should contact the Pechanga Tribe no less than 30 days and no more than 60 days prior to issuance of a grading permit. This Agreement will address the treatment and disposition of cultural resources, the designation, responsibilities, and participation of professional Pechanga Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered onsite. The Pechanga monitor's authority to stop and redirect grading will be exercised in consultation with the project archaeologist in order to evaluate the significance of any potential resources discovered on the property. Pechanga and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified.
17. Discovery of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan: "If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and the qualified archaeologist and the Pechanga monitor shall investigate the find, and make recommendations as to treatment."
18. Archaeological Monitoring Notes. The following shall be included in the Notes Section of the Grading Plan: "A qualified archaeological monitor will be present and will have the authority to stop and redirect grading activities, in consultation with the Pechanga Tribe and their designated monitors, to evaluate the significance of any archaeological resources discovered on the property."

19. Tribal Monitoring Notes. The following shall be included in the Notes Section of the Grading Plan: "A Pechanga Tribal monitor will be present and will have the authority to stop and redirect grading activities, in consultation with the project archaeologist and their designated monitors, to evaluate the significance of any potential resources discovered on the property."
20. Relinquishment of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan: "The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition."
21. Preservation of Sacred Sites. The following shall be included in the Notes Section of the Grading Plan: "All sacred sites are to be avoided and preserved."
22. Burrowing Owl Grading Note. The following shall be included in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Public Works. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Division approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist." If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.

23. Cultural Resources Discoveries. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a) One or more of the following treatments, in order of preference, shall be employed with the Pechanga Band of Luiseño Indians. Evidence of such shall be provided to the City of Temecula Planning Department:

i) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

ii) Reburial of the resources on the project property. The measures for reburial shall include, at a minimum measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, grave goods, Native American human remains and any items deemed sensitive by the Pechanga Band of Luiseño Indians are excluded. The reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in a confidential Phase IV monitoring report. The Phase IV monitoring report shall be filed with the City under a confidential cover and not subject to disclosure under the California Public Records Act.

If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City, the Developer and the consulting Tribes. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report

iii) The landowner agrees to relinquish ownership of tribal cultural resources, including sacred items and grave goods, to the Pechanga Band of Luiseño Indians.

24. Discovery of Archaeological Materials. In the event of the unanticipated discovery of archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery until it can be evaluated by a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (codified in 36 CFR Part 61; 48 FR 44738-44739. The Applicant shall immediately notify the City of any discoveries and implement protective measures (such as cordoning off the area). Construction in the vicinity of the find shall not resume until authorized by the City.

If it is determined that the discovered archaeological resource constitutes a historical resource or unique archaeological resource pursuant to CEQA, avoidance and preservation in place shall be the preferred manner of mitigation. Preservation in place maintains the important relationship between artifacts and their archaeological context and also serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is determined to be infeasible and data recovery through excavation is the only feasible mitigation available, an Archaeological Resources Research Design and Treatment Plan shall be prepared and implemented by the Qualified Archaeologist in consultation with the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. For discoveries of Native American cultural resources, the City shall follow the provisions of Cultural Resources Discoveries Condition of Approval and consult with the Pechanga Band of Luiseño Indians in determining treatment for the resource to ensure cultural values ascribed to the resource, beyond those that are scientifically important, are considered.

25. Archaeologist Retained. The Applicant shall retain a Riverside County qualified/City of Temecula approved archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. The archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any potential resources discovered on the property. Archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified. The archaeologist shall provide a Phase IV monitoring report at the end of all earthmoving activities to the City of Temecula, the Pechanga Tribe and the Eastern Information Center at UC, Riverside.
26. Human Remains. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in these conditions.

27. Transportation Uniform Mitigation Fee (TUMF). The Western Riverside County of Governments administers and collects the Transportation Uniform Mitigation Fee (TUMF). The City of Temecula adopted an ordinance on March 31, 2003 for a Riverside County area wide Transportation Uniform Mitigation Fee (TUMF). This project is subject to payment of these fees at the time of building permit issuance (paid to WRCOG). The fees are subject to the provisions of Chapter 15.08 of the Temecula Municipal Code and the fee schedule in effect at the time of building permit issuance. Additional information on payment, fees, and points of contact can be found at <http://www.wrcog.ca.us/174/TUMF>
28. Development Impact Fee (DIF). The developer shall comply with the provisions of Title 15, Chapter 15.06 of the Temecula Municipal Code and all its resolutions by paying the appropriate City fee.
29. Precise Grading Plans. Precise Grading Plans shall be consistent with the approved conceptual grading plans including all structural setback measurements.

Prior to Release of Power, Building Occupancy or Any Use Allowed by This Permit

30. TCSD Service Levels. It shall be the developer's responsibility to provide written disclosure of the existence of the Temecula Community Service District (TCSD) and its service level rates and charges to all prospective purchasers.
31. Compliance with Conditions of Approval. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

Prior to Recordation of the Final Map

32. Final Map. A copy of the Final Map shall be submitted to, and approved by, the Planning Division.
33. Environmental Constraint Sheet. A copy of the Environmental Constraint Sheet (ECS) shall be submitted to, and approved by, the Planning Division with the following notes:
 - a. This property is located within 30 miles of Mount Palomar Observatory. All proposed outdoor lighting systems shall comply with the California Institute of Technology, Palomar Observatory recommendations, Ordinance No. 655.
 - b. Environmental Impact Report (EIR) No. 235 (SCH# 8707003) was prepared for this project and is on file at the City of Temecula Planning Division.
 - c. This project is within a Liquefaction Hazard Zone.
34. Submittal of CC&Rs. A copy of the Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted and approved by the Director of Community Development. The CC&Rs shall include liability insurance and methods of maintaining open space, recreation areas, parking areas, private roads, exterior of all buildings, and all landscaped and open areas, including parkways. Applicants shall provide a deposit in the amount of \$3,750 for the review of new CC&Rs. Amended CC&Rs will require a deposit of \$2,000. The applicant shall be responsible for all costs incurred during the review of the CC&Rs and additional fees may be required during the course of the review.
35. Form and Content of CC&Rs. The CC&Rs shall be in the form and content approved by the Director of Community Development, City Engineer, and the City Attorney, and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.

36. Preparation of CC&Rs. The CC&Rs shall be prepared at the developer's sole cost and expense.
37. Review of CC&Rs. The CC&Rs and Articles of Incorporation of the Property Owners Association are subject to the approval of the Director of Community Development, Public Works Director, and the City Attorney.
38. CC&Rs and Management/Maintenance of Common Areas. The CC&Rs shall provide for the effective establishment, operation, management, use, repair, and maintenance of all common areas, drainage facilities, and pollution prevention devices outlined in the project's Water Quality Management Plan.
39. CC&Rs and Public Nuisance. The CC&Rs shall provide that the property shall be developed, operated, and maintained so as not to create a public nuisance.
40. Termination of CC&Rs. The CC&Rs shall provide that the association may not be terminated without prior City approval.
41. CC&Rs and Maintenance of Property. The CC&Rs shall provide that if the property is not maintained in the condition required by the CC&Rs, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the CC&Rs or the City Ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.
42. Interest in Association. Every owner of a suite or lot governed by CC&Rs shall own as an appurtenance to such suite or lot, either: (1) an undivided interest in the common areas and facilities, or (2) a share in the corporation, or voting membership in an association owning the common areas and facilities.
43. Consent of City of Temecula. An Article must be added to every set of CC&Rs, following the Declarant's signature, to read as follows:
CONSENT OF CITY OF TEMECULA
The Conditions of Approval for Tentative Tract Map No. (insert #) require the City of Temecula to review and approve the CC&Rs for the Parcel. The City's review of these CC&Rs has been limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessments, enforcement of assessments, resolutions of disputes or procedural matters. Subject to the limitations set forth herein, the City consents to the CC&Rs.

Matt Peters
Acting Community Development Director

Approved as to Form:

Peter M. Thorson
City Attorney

44. Consent of City of Temecula. An Article must be added to every set of CC&Rs to read as follows:
Article ____
CONSENT OF CITY OF TEMECULA
____ 1. The Conditions of Approval of Tentative Tract Map Number 36483 requires the City to review and approve the CC&Rs for the Parcel.
____ 2. Declarant acknowledges that the City has reviewed these CC&Rs and that its review is limited to a determination of whether the proposed CC&Rs properly implement the requirements of the Conditions of Approval for the Parcel. The City's consent to these CC&Rs does not contain or imply any approval of the appropriateness or legality of the other provisions of the CC&Rs, including, without limitation, the use restrictions, private easements and encroachments, private maintenance requirements, architecture and landscape controls, assessment procedures, assessment enforcement, resolution of disputes or procedural matters.
____ 3. In the event of a conflict between the Conditions of Approval of the land use entitlements issued by the City for the Parcel or Federal, State, or local laws, ordinances, and regulations and these CC&Rs, the provisions of the Conditions of Approval and Federal, State or local laws, ordinances, and regulations shall prevail, notwithstanding the language of the CC&Rs.
____ 4. These CC&Rs shall not be terminated, amended or otherwise modified without the express written consent of the Director Community Development of the City of Temecula.
45. Operation of Association. No lot or suite in the development shall be sold unless a corporation, association, property owners group or similar entity has been formed with the right to assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and common facilities in the development, such assessment power to be sufficient to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development. Such entity shall operate under recorded CC&Rs, which shall include compulsory membership of all owners of lots and/or suites and flexibility of assessments to meet changing costs of maintenance, repairs, and services. Recorded CC&Rs shall permit enforcement by the City for provisions required as Conditions of Approval. The developer shall submit evidence of compliance with this requirement to, and receive approval of, the City prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.
46. Recordation of CC&Rs. CC&Rs shall be finalized and recorded at the time of Final Map Recordation.
47. Copies of CC&Rs. Three copies of the final recorded CC&Rs shall be provided to the Planning Division.

Outside Agencies

48. Flood Protection. Flood protection shall be provided in accordance with the Riverside County Flood Control Districts transmittals dated July 23, 2015 and January 21, 2016, copies of which are attached.
49. Compliance with Dept. of Environmental Health. The applicant shall comply with the recommendations set forth in the County of Riverside Department of Environmental Health's transmittals dated August 25, 2015 and January 21, 2016 copies of which are attached.
50. Compliance with EMWD. The applicant shall comply with the recommendations set forth in the Eastern Municipal Water District's transmittal dated July 15, 2014, a copy of which is attached.

51. Compliance with County Geologist. The applicant shall comply with the recommendations set forth in the Riverside County Geologist transmittal dated April 2, 2015, a copy of which is attached.

PUBLIC WORKS DEPARTMENT

General Requirements

52. Subdivision Map. The developer shall submit a complete Tract Map submittal for review and approval. Any omission to the representation of the site conditions may require the plans to be resubmitted for further review and revision.
53. Grading Permit. A grading permit for rough and/or precise grading shall be obtained from Public Works prior to commencement of any construction within private property. Grading shall be in accordance with the approved grading plan, grading permit conditions and City codes/standards.
54. Encroachment Permits. Prior to commencement of any applicable construction, encroachment permit(s) are required; and shall be obtained:
- a. from Public Works for public offsite improvements; and
 - c. from Riverside County Flood Control & Water Conservation District (RCFC&WCD) if encroaching within their right-of-way.
55. Private Drainage Facilities. All onsite drainage and water quality facilities shall be privately maintained.
56. Landscaped Median Plans. The developer:
- a. shall contact the Park/Landscape Maintenance Supervisor for a pre-design meeting to discuss design parameters. The design shall be in conformance with the Temecula Community Services District's Landscape Standards.
 - b. his successor or assignee, shall be responsible for the maintenance of the landscaped parkways, medians or public parks until such time Public Works accepts that responsibility.
57. Parkway Landscaping. All parkway improvements shall be privately maintained.
58. Improvement Plans. The developer shall submit improvement plans (to include public street plans, storm drain plans, signage and striping plans, etc.) as required for review and approval by Public Works. The designs shall be in compliance with Caltrans, Riverside County Flood Control and Water Conservation District and City codes/standards.
59. Butterfield Stage Road Storm Drain Improvements. In the event that the City of Temecula and Riverside County Flood Control and Water Conservation District enter into a co-op agreement, the construction of the AD 159 - Butterfield Stage Road Storm Drain - Line A Stage 2 Improvements will be constructed as a City of Temecula Public Works Capital Improvement Project. Funding shall be provided immediately prior to issuance of the first production house building permit.
60. Funding. In the event that there is a funding shortfall for the project, AD 159 – Butterfield Stage Road Storm Drain - Line A Stage 2 Improvement, the Developer shall be responsible for funding the difference between the final approved Capital Improvement Program Budget Sheet for PW23-15 and the funding allocated by Assessment District (AD) 159 and RCFC&WCD prior to the Award of Contract by City Council to commence construction of said storm drain improvements. Funding shall be in the form of cash or letter of credit, as approved by the City Attorney.

Prior to Recordation of the Final Map

61. Conditions of Approval. The developer shall comply with all Conditions of Approval, the Engineering and Construction Manual and all City codes/standards at no cost to any governmental agency.
62. Right-of-Way Dedications. All easements and/or right-of-way dedications shall be offered for dedication to the public or other appropriate agency and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by Public Works.
63. Environmental Constraint Sheet (ECS). The developer shall prepare and record an ECS with the Tract Map to delineate identified environmental concerns. The developer shall comply with all constraints per the recorded ECS along with any underlying maps related to the property.
64. Required Clearances. As deemed necessary by Public Works, the developer shall receive written clearance from the following agencies:
- a. San Diego Regional Water Quality Control Board;
 - b. Army Corps of Engineers;
 - c. California Department of Fish and Wildlife;
 - d. Riverside County Flood Control and Water Conservation District;
 - e. Rancho California Water District;
 - f. Eastern Municipal Water District;
 - g. Cable TV Franchise;
 - h. Verizon;
 - i. Southern California Edison Company;
 - j. The Gas Company; or other affected agencies
65. Right of Access. Relinquish and waive rights of access to and from the streets below on the Tract Map as delineated on the approved Tentative Tract Map:
- a. Temecula Parkway with no openings,
 - b. Butterfield Stage Road with no openings, and
 - c. De Portola Road with the exception of two openings.
66. Easements. Note the following:
- a. Private easements for cross-lot drainage shall be delineated and noted on the Tract Map.
 - b. Easements and access rights for meandering sidewalks for public use (through private property) shall be dedicated to the City.
 - c. Easements (when required for roadway slopes, landscape, drainage facilities, utilities, etc.) shall be shown on the Tract Map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted for review and recorded, as directed by Public Works. Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements and shown on the Tract Map. A note shall be added to the Tract Map stating: "Drainage easements shall be kept free of buildings and obstructions."
67. RCFC&WCD Approval. A copy of the grading and improvement plans, along with supporting hydrologic and hydraulic calculations, shall be submitted to the Riverside County Flood Control and Water Conservation District for approval prior to issuance of any permit.

68. Public Street Improvements and Securities. The developer shall have approved improvement plans, executed subdivision improvement agreements and posted securities for the following public improvements (including parkway and median improvements) to the City's General Plan standards unless otherwise noted. Plans shall be approved by Public Works. All street improvement designs shall provide adequate right-of-way and pavement transitions per Caltrans' standards to join existing street improvements.
- a. Improve Temecula Parkway, along property frontage, to include installation of sidewalk, streetlights, drainage facilities, signing and striping, and utilities (including but not limited to water and sewer) as shown on the Tentative Tract Map.
 - b. Improve Butterfield Stage Road from Temecula Parkway to De Portola Road (Standard No. 100 –110' R/W) to include installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping, utilities (including but not limited to water and sewer), and raised landscaped median as shown on the Tentative Tract Map. In the event that the City of Temecula and Riverside County Flood Control & Water Conservation District enter into a co-op agreement and the project becomes a Capital Improvement Project, all improvements shall be required, with the exception of the improvements proposed in the AD 159 Butterfield Stage Road Improvement Storm Drain Project.
 - c. Improve De Portola Road, along property frontage (Standard No. 101 – 100' R/W) to include installation of paving, curb and gutter, sidewalk, drainage facilities, signing and striping, and utilities (including but not limited to water and sewer) as shown on the approved Tentative Tract Map.
 - d. Improve Street "A" (74' R/W) to include dedication of full-width street right-of-way, installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping and utilities (including but not limited to water and sewer).
 - e. Improve Streets "B" through "J" - 60' R/W to include dedication of full-width street right-of-way, installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping, utilities (including but not limited to water and sewer).
69. Undergrounding Utility Systems. All utility systems including gas, electric, telephone, water, sewer and cable TV shall be provided underground (with the required easements); and shall be designed and constructed in accordance with City codes and utility provider's standards. Telephone, cable TV and/or security systems shall be pre-wired in the residence. The developer shall notify the City's cable TV franchisees of the Intent to Develop. Conduit shall be installed to cable TV standards at time of street improvements.
70. Acquisition of Offsite Property. The developer shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer shall, prior to submittal of the Tract Map for recordation, enter into an agreement to complete the improvements pursuant to Subdivision Map Act, Sections 66462 and 66462.5. The agreement shall provide for payment by the developer of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer (at developer's cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
71. Assessments. Pursuant to Section 66493 of the Subdivision Map Act, any subdivision, which is part of an existing Assessment District, must comply with the requirements of said section. The developer shall submit an application for reapportionment of any assessments with the appropriate regulatory agency.
72. Property Taxes. Any delinquent property taxes shall be paid.

73. Election Proceeding. The developer shall file a notice of intention with the Public Works Department to initiate election proceedings for acceptance of street lighting into the appropriate maintenance program (Service Level B). All cost associated with this process shall be borne by the developer.

Prior to Issuance of a Grading Permit

74. Required Clearances. As deemed necessary by Public Works, the developer shall receive written clearance from the following agencies:
- a. San Diego Regional Water Quality Control Board;
 - b. Army Corps of Engineers;
 - c. California Department of Fish and Wildlife;
 - d. Riverside County Flood Control and Water Conservation District; or other affected agencies.
75. Grading/Erosion & Sediment Control Plan. The developer shall submit a grading/erosion & sediment control plan(s) to be reviewed and approved by Public Works. All plans shall be coordinated for consistency with adjacent projects and existing improvements contiguous to the site. The approved plan shall include all final WQMP water quality facilities and all construction-phase pollution-prevention controls to adequately address non-permitted runoff. Refer to the City's Engineering & Construction Manual at: www.TemeculaCA.gov/ECM
76. Erosion & Sediment Control Securities. The developer shall comply with the provisions of Chapter 18, Section 18.24.140 of the Temecula Municipal Code by posting security and entering into an agreement to guarantee the erosion & sediment control improvements.
77. NPDES General Permit Compliance. The developer shall obtain project coverage under the State National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities and shall provide the following:
- a. A copy of the Waste Discharge Identification number (WDID) issued by the State Water Resources Control Board (SWRCB);
 - b. The project's Risk Level (RL) determination number; and
 - c. The name, contact information and certification number of the Qualified SWPPP Developer (QSD).
- Pursuant to the State Water Resources Control Board (SWRCB) requirements and City's storm water ordinance, a Storm Water Pollution Prevention Plan (SWPPP) shall be generated and submitted to the Board. Throughout the project duration, the SWPPP shall be routinely updated and readily available (onsite) to the State and City. Review www.cabmphandbooks.com for SWPPP guidelines. Refer to the following link: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml
78. Water Quality Management Plan (WQMP) and O&M Agreement. The developer shall submit a final WQMP (prepared by a registered professional engineer) with the initial grading plan submittal, based on the conceptual WQMP from the entitlement process. It must receive acceptance by Public Works. A copy of the final project-specific WQMP must be kept onsite at all times. In addition, a completed WQMP Operation and Maintenance (O&M) Agreement shall be submitted for review and approval. Upon approval from City staff, the applicant shall record the O&M agreement at the County Recorder's Office in Temecula. Refer to the WQMP template and agreement link: www.TemeculaCA.gov/WQMP.

79. Drainage Study. A drainage study shall be prepared by a registered civil engineer and submitted to Public Works with the initial grading plan check in accordance with City, Riverside County and engineering standards. The study shall identify storm water runoff quantities (to mitigate the 10 and 100-year storm event for 24 hour storm duration peak flow) from the development of this site and upstream of the site. It shall identify all existing or proposed offsite or onsite, public or private, drainage facilities intended to discharge this runoff. Runoff shall be conveyed to an adequate outfall capable of receiving the storm water runoff without damage to public or private property. The study shall include a capacity analysis verifying the adequacy of all facilities. Any upgrading or upsizing of drainage facilities necessary to convey the storm water runoff shall be provided as part of development of this project.
80. Soils Report. A soils report, prepared by a registered soil or civil engineer, shall be submitted to Public Works with the initial grading plan submittal. The report shall address the site's soil conditions and provide recommendations for the construction of engineered structures and preliminary pavement sections.
81. Letter of Permission/Easement. The developer shall obtain documents (letters of permission or easements) for any offsite work performed on adjoining properties. The document's format is as directed by, and shall be submitted to, Public Works for acceptance. The document information shall be noted on the approved grading plan.
82. American Disability Act. The developer shall ensure that all frontage areas to the proposed development within the public right of way are ADA compliant. Any sidewalk within the public right of way found to be non-compliant shall be the responsibility of the property owner to be removed and replaced with ADA compliant sidewalk per the Streets and Highway Code Section 5610.

Prior to Issuance of Building Permit(s)

83. Construction of Street Improvements. The developer shall start construction of all public street improvements, as outlined below, in accordance to the City's General Plan/Circulation Element and corresponding City standards. All street improvement designs shall provide adequate right-of-way and pavement transitions per Caltrans' standards to join existing street improvements.
- a. Improve Temecula Parkway, along property frontage, to include installation of sidewalk, streetlights, drainage facilities, signing and striping, and utilities (including but not limited to water and sewer) as shown on the Tentative Tract Map.
 - b. Improve Butterfield Stage Road from Temecula Parkway to De Portola Road (Standard No. 100 –110' R/W) to include installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping, utilities (including but not limited to water and sewer), and raised landscaped median as shown on the Tentative Tract Map. In the event that the City of Temecula and Riverside County Flood Control & Water Conservation District enter into a co-op agreement and the project becomes a Capital Improvement Project, all improvements shall be required, with the exception of the improvements proposed in the AD 159 Butterfield Stage Road Improvement Storm Drain Project.
 - c. Improve De Portola Road, along property frontage (Standard No. 101 – 100' R/W) to include installation of paving, curb and gutter, sidewalk, drainage facilities, signing and striping, and utilities (including but not limited to water and sewer) as shown on the approved Tentative Tract Map.
 - d. Improve Street "A" (74' R/W) to include dedication of full-width street right-of-way, installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping and utilities (including but not limited to water and sewer).
 - d. Improve Streets "B" through "J" - 60' R/W to include dedication of full-width street right-of-way, installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping, utilities (including but not limited to water and sewer).
84. Final Map. Tract Map Number 36483 shall be approved and recorded.
85. Street Lights.
- a. Street Light Plan – Street lighting shall be designed in accordance with the latest City Standards and Specifications for LS-3 street light rates, and as determined by the City Engineer.
 - b. Onsite and Offsite Street Lights Ownership and Maintenance – All proposed public and private street lights shall be designed in accordance with City approved standards and specifications, or as determined and approved by the City Engineer. The City shall have ownership and maintenance of all proposed public street lights and associated appurtenances, and shall be provided with adequate service points for power. The design shall be incorporated in the project's street improvement plans or in a separate street light plan as determined and approved by the City Engineer.
 - c. Streetlight Design as LS-3 Rate Lights – All new streetlights, other than traffic signal safety lights, shall be designed as LS-3 rate lights in accordance with approved City standards and specifications, and as determined by the City Engineer.
 - d. Street Light Service Point Addressing – The developer shall coordinate with the PW Department and with Southern California Edison the assignment of addresses to required street light service points. Service points serving public streetlights shall be owned by the City and shall be located within public's right of way or within duly dedicated public easements.

86. Precise Grading Plan. A precise grading plan shall be submitted to Public Works for review and approval. The plan shall be in substantial conformance with the approved rough grading plan; and shall show all lot drainage directed to the driveway by side yard drainage swales independent of any other lot. The building pad shall be certified by a registered civil engineer for location and elevation; and the soils engineer shall issue a final soils report addressing compaction and site conditions.
87. Funding. In the event that there is a funding shortfall for the project, AD 159 – Butterfield Stage Road Storm Drain - Line A Stage 2 Improvement, the Developer shall be responsible for funding the difference between the final approved Capital Improvement Program Budget Sheet for PW23-15 and the funding allocated by Assessment District (AD) 159 and RCFC&WCD prior to the Award of Contract by City Council to commence construction of said storm drain improvements. Funding shall be in the form of cash or letter of credit, as approved by the City Attorney. Funding shall be provided immediately prior to issuance of the first production house building permit.
88. Undergrounding Wires. All existing and proposed electrical and telecommunication lines, except electrical lines rated 34KV or greater, shall be installed underground per Title 15, Chapter 15.04 of the Temecula Municipal Code and utility provider's standards. The developer is responsible for any associated costs, for making arrangements with each utility agency and for obtaining the necessary easements.
89. Storm Drain Easements. The Developer shall, in good faith, obtain a storm drain easement from the property owner of Parcel 1 of Parcel Map 6428 (Assessor Parcel Number 965-400-001) for the AD 159 - Butterfield Stage Road Storm Drain - Line A Stage 2 Improvement project. A recorded copy of the easement shall be provided to the City.

Prior to Issuance of a Certificate of Occupancy

90. Completion of Improvements. The developer shall complete all work per the approved plans and Conditions of Approval to the satisfaction of the City Engineer. This includes all on site work (including water quality facilities), public improvements and the executed WQMP Operation and Maintenance agreement.
91. Utility Agency Clearances. The developer shall receive written clearance from applicable utility agencies (i.e., Rancho California and Eastern Municipal Water Districts, etc.) for the completion of their respective facilities and provide to Public Works.
92. Replacement of Damaged Improvements/Monuments. Any appurtenance damaged or broken during development shall be repaired or removed and replaced to the satisfaction of Public Works. Any survey monuments damaged or destroyed shall be reset per City Standards by a qualified professional pursuant to the California Business and Professional Code Section 8771.
93. Certifications. All necessary certifications and clearances from engineers, utility companies and public agencies shall be submitted as required by Public Works.
94. Water Quality Management Plan (WQMP) certification. As part of the WQMP approval, the Engineer of Record shall report and certify BMP construction per City of Temecula NPDES requirements. Should the project require Alternative Compliance, the developer is responsible for execution of an approved Alternative Compliance Agreement.

BUILDING AND SAFETY DIVISION

General Requirements

95. ADA Access. Applicant shall submit details and plans of all applicable disabled access provisions for common use areas, park, and open space HOA lots, based on current Building Code, at time of submittal.

FIRE PREVENTION

General Requirements

96. Fire Flow. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial and residential buildings per CFC Appendix B. The developer shall provide for this project, a water system capable of delivering 2,000 GPM at 20-PSI residual operating pressure for a 2-hour duration for single family dwellings and 4,000 GPM at 20-PSI residual operating pressure for a 4-hour duration for multi-family projects, commercial projects and industrial projects. The fire flow as given above has taken into account all information as provided (CFC Appendix B and Temecula Municipal Code Section 15.16.020).
97. Fire Hydrants. The Fire Prevention Bureau is required to set minimum fire hydrant distances per CFC Appendix C. Standard fire hydrants (6" x 4" x (2) 2 1/2" outlets) shall be located on fire access roads and adjacent public streets. For all Commercial and multi-family projects hydrants shall be spaced at 350 feet apart, and shall be located no more than 210 feet from any point on the street or Fire Department access road(s) frontage to a hydrant for all and for single family dwellings and tract homes hydrants shall be 500 feet apart, and shall be located no more than 250 feet from any point on the street or Fire Department access road(s) frontage to a hydrant. The required fire flow shall be available from any adjacent hydrant(s) in the system. The fire line may be required to be a looped system. The upgrade of existing fire hydrants may be required (CFC Appendix C and Temecula Municipal Code Section 15.16.020).
98. Fire Dept. Plan Review. Final fire and life safety conditions will be addressed when building plans are reviewed by the Fire Prevention Bureau. These conditions will be based on occupancy, use, the California Building Code (CBC), California Fire Code (CFC), and related codes which are in force at the time of building plan submittal.
99. Two Point Access. This development shall maintain two points of access, via all-weather surface roads, as approved by the Fire Prevention Bureau (CFC Chapter 5).

Prior to Issuance of Grading Permit(s)

100. Turning Radius (Culdesac). Maximum cul-de-sac length shall not exceed 1320 feet. Minimum outside turning radius on any cul-de-sac shall be 37-feet for single family dwelling tracts and 45 feet for multi-family dwelling tracts. (CFC Chapter 5 along with the Temecula Municipal Code Section 15.16.020).
101. All Weather Access Roads. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface to provide all-weather driving capabilities. Access roads shall be 80,000 lbs. GVW with a minimum of AC thickness of .25 feet. In accordance with Section 3310.1, prior to building construction, all locations where structures are to be built shall have fire apparatus access roads. (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020)
102. Access Road Widths. Fire Department vehicle access roads shall have an unobstructed width of not less than 24 feet for commercial and track home roads and 20 feet for custom homes residential driveways with an unobstructed vertical clearance of not less than 13 feet 6 inches (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).
103. Gradient of Access Roads. The gradient for fire apparatus access roads shall not exceed 15 percent (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).

Prior to Issuance of Building Permit(s)

104. Required Submittals (Fire Sprinkler Systems). Fire sprinkler plans shall be submitted electronically to the Fire Prevention Bureau for approval. Sprinkler plans must be submitted by the installing contractor to the Fire Prevention Bureau. These plans must be submitted prior to the issuance of building permit. A set of sprinkler permits are required for each individual structure (home).
105. Required Submittals (Fire Underground Water). The underground fire water lines will be a public system, per direction of Rancho California Water District. Rancho California Water District will need to comply with the fire department spacing for the fire hydrants and also the fire flow requirements for the public fire hydrants as outlined in these conditions. No separate fire permits will be required.

Prior to Issuance of Certificate of Occupancy

106. Knox Box. All manual and electronic gates on required Fire Department access roads or gates obstructing Fire Department access shall be provided with the Knox Rapid entry system for emergency access by firefighting personnel (CFC Chapter 5)



RCA Joint Project Review (JPR)

JPR #: 15-06-16-01

Date: 4/25/2016 updated 4/6/2018

Project Information

Permittee:	<u>City of Temecula</u>
Case Information:	<u>TTM 36483 / Paseo Del Sol / PA 14-0087</u>
Site Acreage:	<u>42.64 acres</u>
Portion of Site Proposed for MSHCP Conservation Area:	<u>0 proposed, but result of CDFW Section 1602 permitting requires conservation easement over approximately 3.0 acres</u>

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and Other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 12
Area Plan: Southwest

APN(s)	Sub-Unit	Cell Group	Cell
959-400-001 959-400-002 959-400-003	SU 2 – Temecula and Pechanga Creeks	Independent	7273

Criteria and Project Information

Criteria Comments:

- As stated in Section 3.2.3 of the MSHCP, “Proposed Linkage 24 is comprised of the portion of Temecula Creek east of Redhawk Parkway and west of Pauba Road. This Linkage provides Habitat for wetland species and a connection to Core Areas in Wilson Valley. The Linkage is constrained by existing roadways and planned community Development. Planning Species for which Habitat is provided for within this Linkage include bobcat, mountain lion, Stephens’ kangaroo rat, Aguanga kangaroo rat, western pond turtle, yellow warbler, southwestern willow flycatcher, arroyo chub, loggerhead shrike, tree swallow, white-tailed kite, Cooper's hawk and least Bell's vireo. In addition to maintenance of habitat quality, maintenance of existing floodplain processes along Temecula Creek is important for these species. While specific studies of movement along this Linkage have not been conducted, it likely provides for movement of common mammals such as bobcat.”
- The project site is partially located within Cell 7273. As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 24. Conservation within this Cell will focus on riparian scrub, woodland, forest, and Riversidean alluvial

fan sage scrub habitat along Temecula Creek and adjacent grassland habitat. Areas conserved within this Cell will be connected to Riversidean alluvial fan sage scrub, riparian scrub, woodland, forest and grassland habitat proposed for conservation in Cell #7274 to the east. Conservation within this Cell will range from 5%-15% of the Cell focusing in the eastern central portion of the Cell.”

- c. Rough Step: The proposed project is within Rough Step Unit 5. Rough Step 5 encompasses 91,734 acres within the southwestern corner of western Riverside County and includes the Santa Rosa Plateau, the Tenaja Corridor, and Murrieta Creek. It is bounded by Interstate 15 to the northeast, San Diego County to the south and the Santa Ana Mountains in the Cleveland National Forest to the west. Within Rough Step 5, 24,326 acres are located within the Criteria Area. Key vegetation communities within Rough Step Unit 5 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub and woodlands and forests. Based on the 2013 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP vegetation mapping, vegetation on the proposed project site includes grassland, disturbed and water. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 5.
- d. Project information was provided by the Permittee in the JPR application and HANS package from the Permittee which included a *Habitat Assessment and MSHCP Consistency Analysis* dated April 2014 prepared by RBF Consulting. An updated package, with a revised *Habitat Assessment and MSHCP Consistency Analysis* (August 2015), *Burrowing Owl Focused Survey Report* (August 2015), and *Delineation of State and Federal Jurisdictional Waters* (June 2014) was resubmitted in September 2015 by Michael Baker International (Michael Baker) to include information requested during the initial JPR process. Additional information was requested on several occasions, and the most recent submittal included a *Habitat Assessment and MSHCP Consistency Analysis (Analysis)* revised April 2016 and a *Riparian/Riverine Determination of Biologically Equivalent or Superior Preservation* (DBESP) revised March 2016. The project site is located north of State Route 79 (SR-79), east of Mantova Drive, south of De Portola Road and west of Butterfield Stage Road in the City of Temecula. The project site is part of the previously approved (1998) Paseo Del Sol Specific Plan, and received permits from USACE, RWQCB, and CDFW at that time. The site was previously graded and utilized as interim stormwater management facilities for the larger specific plan area. Per the site plan provided in the application package, the site is being proposed for approximately 174 single family residential units. The project site is generally located east of Interstate 15 (I-15) in the City of Temecula, Riverside County, California. Specifically, the project site is located north of SR-79, east of Mantova Drive, South of De Portola Road, and west of Butterfield Stage Road. The project site is surrounded by residential development to the north, south, and west, and an agricultural field to the northeast. Undeveloped lands are located to the east. Temecula Creek is located approximately 750 feet to the south on the other side of SR-79. The site currently has a manmade channel flowing roughly in a north to southwest direction, and is discussed below in Section 6.1.2. Non-native grassland is found throughout the majority of the project site outside of the unnamed drainage feature, and has been heavily disturbed from previous grading activities. Dominant plant species observed within this

plant community include ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis*), shortpod mustard (*Hirschfeldia incana*), Russian thistle (*Salsola tragus*), Chinese purslane (*Portulaca oleracea*), silverleaf nightshade (*Solanum elaeagnifolium*), London rocket (*Sisymbrium irio*), and filaree (*Erodium sp.*).

- e. Reserve Assembly: The project site is located in the northwestern corner of Cell 7273 which is not in the area that would contribute to Proposed Constrained Linkage 12 described for conservation. The area described for conservation is focused on Temecula Creek and the adjacent grassland areas in the eastern central 5%-15% portion of the Cell. The proposed project site is constrained by development on the north, west, and south sides, separated from Temecula Creek by SR-79 and a shopping center. Furthermore, there is no connection between the project site and Riversidean alluvial fan sage scrub, riparian scrub, woodland, forest or grassland habitat proposed for conservation in Cell #7274 to the east. The proposed project is not contributing to conservation constraints or fragmentation in this area, and its development will not affect the ability of this Proposed Constrained Linkage 12 to function or be assembled. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

- Yes. There are riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

- Yes. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

- Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA). The project site is located in an Additional Survey Needs and Procedures Area for burrowing owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

- Yes. The property is not directly adjacent to existing or described Conservation Areas. However, flows from the site will ultimately drain to Temecula Creek, an area described for Conservation.

Other Plan Requirement Comments:

- a. Section 6.1.2: According to the MSHCP *Analysis* prepared by Michael Baker, the project site currently has a manmade channel which was constructed for temporary stormwater management of the previously approved specific plan development. An unnamed manmade drainage feature bisects the site, flowing in a north to southwest direction. This drainage enters the site roughly in the center of its northern boundary through a concrete culvert, where it then transitions to an earthen ditch, then curves to the southwest and is temporarily retained in the southwest corner of the site within a detention/sedimentation basin. The temporary detention/sedimentation basin drains via an off-site concrete [underground] culvert that runs under SR-79 and into Temecula Creek via existing commercial developments on the southwest corner of the site. Historical aerials from 1995 show an alluvial wash on the northern portion of the property running east-west. With development surrounding the site to the north, south, and west, the *Analysis* indicates that the primary function and value of the on-site wetland was “regulation of nuisance flows, energy dissipation, conveyance of floodwaters, and nutrient/particulate uptake from off-site upstream development.” As part of the grading operations in 2001, the project site was graded for the stormwater conveyance features located on the site currently. Project development was ceased in 2006 and the stormwater management facilities have remained in place. Since the time the project was halted in 2006, the trench has continued to convey stormwater from the northern development north through the proposed project site. The *Analysis* explains that the wetland basin provides limited flood protection/water storage capabilities by attenuating flows but it does not eliminate flooding to Butterfield Stage Road, SR-79, the project site, or commercial centers to the south of SR-79. Further, the areas upstream of the wetland are developed, and the existing wetland does not provide a wildlife movement corridor or linkage from Temecula Creek across the project site.

The *Analysis* concluded that a single 0.69-acre wetland (1,350 linear feet) associated with the unvegetated streambed and the 0.10-acre non-wetland detention basin (ephemeral streambed), both determined to be MSHCP riparian/riverine resources, would be impacted by the proposed project and thus require mitigation and preparation of a DBESP. All impacts would be considered permanent and no temporary impacts to riparian/riverine resources are anticipated. The riparian habitat on site is broadleaf cattail (*Typha* spp.) and a sparsely distributed sandbar/narrow leaf willow (*Salix exigua*).

According to the *Analysis*, none of the soils appropriate to create the impermeable restrictive layer are present or have been mapped on the project site. A review of recent (1995-2014) and predevelopment aerial photographs of the site and its immediate vicinity did not provide visual evidence of an astatic or vernal pool on or in the near vicinity of the project site. While prolonged ponding may occur on-site, it is the result of continuous flows from surrounding development and does not suggest suitability for fairy shrimp which require astatic conditions. The continuous flows from surrounding development would preclude the pond from developing into an astatic pond. No other ponding was observed on-site, supporting the fact that the drainage patterns currently occurring on the project site do not follow hydrologic regime needed for vernal pools. Based on this discussion, the *Analysis* concluded that there is

no indication of sensitive plant and wildlife species associated with vernal pools and clay soils, including fairy shrimp, and that they are presumed absent from the project site. This habitat is also reportedly not suitable for riparian birds, and therefore no focused surveys were warranted. The *Analysis* also concluded that the development surrounding the site to the north, west, and south limits the potential of the site to support migratory linkages of corridors for riparian species.

To offset impacts to the riparian/riverine areas, the applicant proposes on-site re-establishment of both wetland and non-wetland habitat, and a vegetated stormwater conveyance riparian scrub streambed, totaling 2.94 acres. The applicant is responsible for implementing the requirements of a Habitat Management and Monitoring Plan (HMMP) that will include establishment of the on-site wetland and non-wetland features, invasive species control, trash removal, restriction of human access, fencing and signage, maintenance, success criteria, and adaptive management. The on-site basin and channel would be owned by the Homeowners' Association (HOA) and a third party approved by the regulatory agencies would be responsible for the long-term management and maintenance. [On March 13, 2018, since the time these Findings were prepared, the Rivers & Lands Conservancy agreed to accept the conveyance and implement the re-establishment requirements. The MSHCP requires that a protection mechanism, such as a conservation easement, be placed over the approximate on-site 3.0-acre mitigation area. Should the HOA need to implement maintenance or vector control, then a separate CDFW 1602 permit would be required.] The applicant also proposes off-site mitigation in the form of purchasing credits (equivalent to 0.69 acres) at the San Luis Rey Mitigation Bank to meet the requirements of regulated waters permitting. The applicant understands that the San Luis Rey Mitigation Bank cannot be used to replace lost functions and values of impacted MSHCP riparian/riverine resources.

According to the DBESP, the proposed on-site mitigation will result in equivalent or superior functions and values relative to water quality as compared to pre-project conditions. The basin would facilitate better water quality on site and to waters delivered downstream (e.g., Temescal Creek). Nuisance and stormwater flows originating from both off-site and on-site sources would be expected to contain nutrients, oxygen-demanding organic matter, heavy metals, hydrocarbons, pesticides, trace organics, and coliform bacteria elevated from pre-construction background levels, at levels typical of other urban watersheds. However, implementation of proposed water quality control measures, including use of structural and non-structural BMPs to treat runoff, would ensure that implementation of the project would not result in degradation of receiving body water quality. Upstream habitat connectivity to the project site is non-existent due to existing residential development, and there is little to no sediment transport/sedimentation buildup issues associated with the existing wetland. With the proposed on-site mitigation, flows from upstream locations would remain unchanged. The DBESP also indicates that the on-site mitigation would incorporate greater plant biodiversity and increase the ecological functions and values as compared to the current open water and monoculture of *Typha* spp.

The RCA needs adequate additional information to ensure that the DBESP is implemented as proposed, including a commitment that long-term management and maintenance of the on-site mitigation.

RCA Joint Project Review (JPR)

JPR #: 15-06-16-01

Date: 4/25/2016 updated 4/6/2018

The Permittee or the applicant will submit a copy of the final HMMP to RCA that must include all mitigation implementation details including future activities that could potentially negate the conservation value such as vector control and weed abatement. The HMMP must include success criteria including timelines of when success is anticipated.

Based on the information provided by Michael Baker, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA). Therefore, no focused surveys for NEPSSA were conducted. Based on the information provided by Michael Baker, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is not located within a Criteria Area Species Survey Area (CASSA), therefore no focused surveys were conducted for CASSA. The project site is located in an Additional Survey Needs and Procedures Area for burrowing owls. Potential suitable burrows were mapped (refer to *BUOW Focused Survey*) and focused surveys were conducted July 7, 15, 29, and August 4, 2015 consistent with the MSHCP Burrowing Owl Survey Requirements (2006). The project site contains a large number of ground squirrel burrows and debris piles, many of which are suitable to support burrowing owls. These are primarily located on slopes along the northern and southern boundaries of the site and along the east-west centerline of the site, where the higher-elevation northern half drops into the lower-elevation southern half. During the habitat assessment, all burrows encountered were examined for shape, scat, pellets, feathers, tracks, and prey remains. Despite systematic searches of the suitable burrows found on the project site, no burrowing owls or evidence to suggest recent or historical use of the project site by burrowing owl was observed on or within 500 feet of the project site.

Due to the potential suitable burrowing owl habitat on site a 30-day preconstruction survey for burrowing owls is required prior to initial ground-disturbing activities. If burrowing owl have colonized the property site prior to the initiation of construction, the Permittee should immediately inform the Wildlife Agencies and the RCA, and coordinate on the potential need for a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.

Based on the information provided by Michael Baker, the project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: There are no existing or described Conservation Areas adjacent to the project site. However, flows from the site drain under SR-79 and into Temecula Creek. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, and the on-site mitigation area (under conservation easement), the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to existing and described MSHCP Conservation Areas shall be implemented by the Permittee in their actions relative to the project. According to the DBESP, measures have been incorporated into the project design to ensure that all indirect project-related impacts to riparian/riverine habitat are avoided or minimized to the greatest extent feasible. At a minimum, where applicable, these measures would apply to the flows to Temecula Creek and to the on-site detention basin. **Specifically,**

the Permittee should include as project conditions the approval measures i., ii., and v. as described below:

- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
 - v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
 - vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
 - vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.
 - viii. Weed abatement and fuel modification activities are not permitted in the Conservation Area, including areas proposed or described for Conservation.
- e. MSHCP Volume I, Appendix C: The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:
- i. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of

concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

ii. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

iii. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.

iv. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.

v. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.

vi. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.

vii. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.

viii. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

ix. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

RCA Joint Project Review (JPR)

JPR #: 15-06-16-01

Date: 4/25/2016 updated 4/6/2018

- x. **The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.**
- xi. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- xii. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
- xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
- xiv. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
- xv. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.

WW



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

July 23, 2015

City of Temecula
Planning Department
Post Office Box 9033
Temecula, CA 92589-9033

Attention: Eric Jones

Ladies and Gentlemen:

Re: Tract 36483/PA 14-0087

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following comment(s) do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

1. This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
2. An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1266.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kristi Lovelady

SKM:blm



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

January 21, 2016

JAN 26 2016

Mr. Luke Watson
Interim Community Development Director
City of Temecula
41000 Main Street
Temecula, CA 92590

Dear Mr. Watson:

Re: Plan Check Service Request
Tract No. 36483
Planning Application No. PA 14-0087
Paseo Del Sol

The District has reviewed your letter, dated September 22, 2015, requesting that the District provide plan check services and subsequently maintenance of storm drain facilities which fall within the District's realm of maintenance.

The District is willing to perform plan check services and, provided the facility is constructed in accordance with District engineering, operation and maintenance standards, accept the facility for ownership, operation and maintenance.

Improvement plan check and subsequent construction inspection services will be performed on a fee for service basis. The applicant shall complete a plan check application which is located on the District's website at www.rcflood.org under Programs & Services, Development Review.

An initial deposit, as designated on the plan check worksheet also located on the District's website at www.rcflood.org under Programs & Services, Development Review, Deposit Based Fee Worksheet, shall accompany the initial submittal. Please keep in mind plan check turnaround time is typically 2-3 weeks following receipt of the plan submittal/resubmittal. To ensure the plan check is conducted in an appropriate and timely manner, the District will be requesting copies of the City's conditions of approval, environmental documents and any other pertinent information which could be beneficial to our plan check staff. It is imperative that the engineer of record adhere to District drafting and drawing standards as designated in the hyperlinks below to avoid any misunderstanding and eventual plan check delay. District standard drawings are available at: <http://rcflood.org/DesignConstructionDivision.aspx>

The District Drafting Manual may be found at: <http://rcflood.org/DesignConstructionDivision.aspx>

Mr. Luke Watson

-2-

January 21, 2016

Re: Plan Check Service Request
Tract No. 36483
Planning Application No. PA 14-0087
Paseo Del Sol

Additionally, all environmental documents, including applicable CEQA and MSHCP compliance documents, and all necessary regulatory permits must explicitly address both construction and the subsequent operation and maintenance of all District maintained facilities. The developer is advised to provide the District with the opportunity to review all regulatory permit applications prior to submittal to the resource agencies. All rights of way necessary to access, operate and maintain the District facilities must be conveyed to the District in a form acceptable to the District.

Prior to commencing construction, a Cooperative Agreement establishing the terms and conditions of inspection, operation and maintenance of the facility shall be executed between the District, the City of Temecula, the developer and any other parties directly involved in the design, construction, operation and maintenance of the proposed District facilities. The Cooperative Agreement application form is located on the District's website at www.rcflood.org under Programs & Services, Development Review, Cooperative Agreement.

Please note that the improvement plans will not be signed prior to the execution of the Cooperative Agreement. If the improvement plans include smaller storm drains (i.e., 36-inch diameter or less) and catch basins/curb inlets, the District is willing to review such plans at the City's request; however, the District will not accept such facilities for operation and maintenance. All correspondence as it relates to improvement plan check comments will be addressed to the City, and check prints with a copy of the letter will be forwarded to the engineer of record.

We appreciate the City's efforts to involve the District early on in the development process. Should you have any question regarding this matter, please contact Henry Olivo at 951.955.1214.

Very truly yours,



MARK H. WILLS
Chief of Planning Division

c: City of Temecula
Attn: Eric Jones
Mayra De La Torre
ec: Mark Wills
Henry Olivo

HO:blm



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL CLEANUP PROGRAMS

August 25, 2015

SR0031004

Eric Jones
City of Temecula
Community Development Department
PO Box 9033
41000 Main Street
Temecula, CA 92589-9033
Eric.jones@cityoftemecula.org

RE: City of Temecula Planning Application No. PA14-0087, Planning Area 4 - Cal Paseo Del Sol, LLC (APNs 959-400-001, 959-400-002, 959-400-003)

Dear Mr. Jones,

As a condition of project approval the City of Temecula requires the Riverside County Department of Environmental Health Environmental Cleanup Programs (RCDEH-ECP) to provide clearance for PA14-0087. RCDEH-ECP has reviewed the *Phase I Environmental Site Assessment Report* (Converse Consultants, April 15, 2015) and the *Limited Environmental Soil Testing* (Converse Consultants, August 11, 2015). These environmental site assessment documents present the findings of the environmental assessment conducted to determine if recognized environmental conditions exist at the Site.

Based on the information provided in the documents, and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes that no further environmental assessment is required for this project. RCDEH-ECP recommends the City of Temecula provide clearance for PA14-0087. This clearance pertains only to the environmental site assessment conducted for this project. Additional clearances may be required from other programs within the Department.

As with any real property, if a previously unidentified release or threatened release of a hazardous material or the presence of a naturally occurring hazardous material is discovered during development at the site, construction activities shall cease and RCDEH-ECP shall be notified immediately. Additionally, further assessment and/or cleanup may be required.

If you have any questions, please contact me at ayreyes@rivcocha.org or (951) 955-8980.

Sincerely,

Yvonne Reyes, REHS
Environmental Health Specialist IV

Reviewed by:

Sharon Boltinghouse
Associate Public Health Professional Geologist

cc: Mike L Rust, Newland Real Estate Group, mrust@newlandco.com



July 15, 2014

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Legal Counsel

Lemieux & O'Neill

Eric Jones
City of Temecula Planning Department
P.O. Box 9033
Temecula, CA 92589-9033

**Re: Villages at Paso Del Sol Map. TTM 36483. Project No. PA14-0087.
APN No. 959-400-001**

Attn: Eric Jones

The subject project requires sewer service from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan of Service (POS) will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility requirements, i.e. approved POS
3. Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have any questions or concerns, please do not hesitate to contact me.

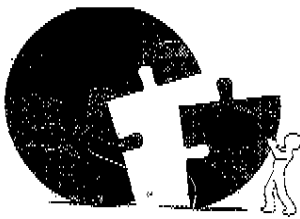
Sincerely,

Maroun El-Hage, M.S., P.E.

Senior Civil Engineer- New Business Dept.- Ext. 4468- El-hagem@emwd.org

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177

Location: 2270 Trumble Road Perris, CA 92570 Internet : www.emwd.org



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

April 2, 2015

Pages 2 (including this cover)

City of Temecula Planning Department
FAX: (951) 694-6477
Attention: Eric Jones

**RE: Conditions of Approval GEO02437
City of Temecula Case No. PA14-0087
Villages at Paseo del Sol**

County Geologic Report(s) GEO No.2437, submitted for this project (PA14-0087) in the City of Temecula was prepared by Converse Consultants and is entitled; "Updated Geotechnical Investigation Report for a Single Family Residential Development, Villages at Paseo del Sol, Tentative Tract No. 36483 Northwest of Temecula Pkwy and Butterfield Stage Road, City of Temecula, Riverside County, California", dated March 27, 2015.

In addition, Converse Consultants submitted the following:
"Response to Review Comments County Geologic Report No. GEO02437 City of Temecula Case No. PA14-0087 Villages at Paseo del Sol, Tentative Tract No. 36483 Northwest of Temecula Pkwy and Butterfield Stage Road, City of Temecula, Riverside County, California", dated May 20, 2015.

And "As-Built Geology and Compaction Report of Rough Grading Tracts 24182 through 24186 and 24188-1 Paseo Del Sol Master Planned Community Temecula, California", dated August 20, 1997

These documents are herein incorporated in GEO02437.

GEO02437 Concluded:

1. The project site is not located within a currently designated Riverside County or State of California Earthquake Fault Zone.
2. No major surface fault crosses through or extends towards the site.
3. The potential for surface rupture resulting from the movement of nearby major faults or currently unknown faults is not known with certainty but is considered low.
4. Site has a very high susceptibility to liquefaction.
5. Fill slopes less than thirty (30) feet in height are considered to have a low susceptibility to earthquake-induced failure.
6. The site is not considered to be at risk for lateral spreading.
7. Ground subsidence is expected to be negligible.
8. Tsunamis are not considered to be a risk.

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office - 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

The potential for flooding due to seiching is considered low.

GEO02437 Recommended:

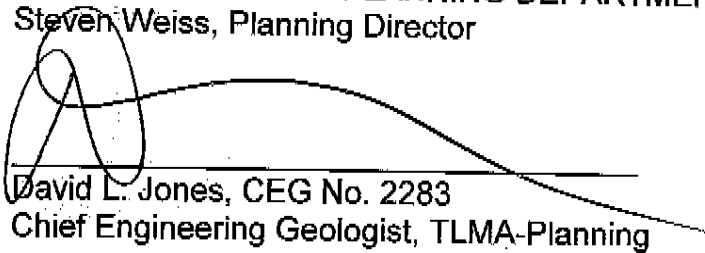
1. Prior to the start of any earthwork, the site should be cleared of all vegetation and debris.
2. Existing soils are not considered suitable for the support of additional fills or structures and should be overexcavated and recompactd.

It should be noted that no engineering review of this report or formal review of provided building code information are a part of this review. Formal review of engineering design and code data will be made by the City of Temecula, as appropriate, at the time of grading and/or building permit submittal to the city.

Thank you for the opportunity to review this case for the City of Temecula. Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

cc: Converse Consultants, Fax: (909)796-7675
Applicant: Michael Rust/Cal-Paseo Del Sol, LLC, Fax: (858)622-2986

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