

**EXHIBIT A**  
**CITY OF TEMECULA**  
**DRAFT CONDITIONS OF APPROVAL**

**Planning Application No.:** PA24-0023

**Project Description:** A Vesting Tentative Tract Map (VTM 38908) for the creation of 113 single family lots six (6) of which are designated as affordable and eight (8) open space lots on 17.57 acres located on the southwest corner of Joseph Road and Rita Way (APN: 957-080-027)

**Assessor's Parcel No.:** 957-080-027

**MSHCP Category:** Less than 8.0 dwelling units

**DIF Category:** Residential-Detached

**TUMF Category:** Residential-Single Family

**Quimby Category:** Single Family Residential (Detached Garage)

**New Street In-lieu of Fee:** N/A (Not located within the Uptown Temecula Specific Plan)

**Approval Date:** March 19, 2025

**Expiration Date:** March 19, 2028

**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](http://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. Affordable Housing Agreement and Declaration of Restrictive Covenants (Density Bonus). Following the Planning Commission meeting the applicant shall provide the signed and notarized Affordable Housing Agreement and Declaration of Restrictive Covenants (Density Bonus) to the City for signature within five (5) business days. Upon signature by the City Manager and City Attorney the agreement shall be returned to the applicant where it shall be recorded and provided to the City within five (5) business days. Failure to do so shall result in the approval of the project being voided.

6. Compliance with CEQA Guidelines Section 15183 Memorandum. The project and all subsequent projects within this site shall comply with all requirements identified within the CEQA Guidelines Section 15183 Memorandum dated January 2025.

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 developer 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 Chapter 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. Compliance with Determination of Biologically Equivalent or Superior Presentation Report. The project and all subsequent projects within this site shall comply with all requirements identified within the DBESP dated April, 2024.

13. Construction of Affordable Units. The Affordable Units shall have the same finishes and features as the other Units. For every twenty market rate Units that are completed (and Certificates of Occupancy issued), one (1) Affordable Unit must be completed (and a Certificate of Occupancy for such Affordable Unit issued); if such requirement is not met, the City shall not issue further Certificates of Occupancy.

#### **Prior to Issuance of Grading Permit**

14. Placement of Transformer. Provide the Planning Division with a copy of the underground water plans and electrical plans for verification of proper placement of transformer(s) and double detector check valves prior to final agreement with the utility companies.
15. 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.
16. 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.
17. Proof of Mitigation Credits. Provide proof of the completed purchase of the mitigation credits to the City and the Wildlife Agencies. Proof of purchase would consist of (1) a receipt from the Riverpark Mitigation Bank for the Applicant's purchase of 0.06 acre of Re-establishment credits AND of 0.12 acre of Rehabilitations credits for Riparian/Riverian area impacts, plus (2) a copy of the purchase agreement between the Riverpark Mitigation Bank and the Applicant. The purchase agreement should name the Seraphina Estates Project as the development project for which the mitigation credits are being purchased. Acknowledgement and acceptance of the proof of completed purchase from the Wildlife Agencies shall be provided to the City.

#### **Prior to Issuance of Building Permit**

18. 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>
19. 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. Developers may request an audit of impact fees and/or may request notice for meetings related to the fee account or fund information.
20. Precise Grading Plans. Precise Grading Plans shall be consistent with the approved rough grading plans including all structural setback measurements.

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

21. 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.
22. Compliance with Conditions of Approval. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this approval.

**Prior to Recordation of the Final Map**

23. Final Map. A copy of the Final Map shall be submitted to, and approved by, the Planning Division.
24. Quimby Requirements. The developer shall satisfy the City's parkland dedication (Quimby) requirement through the payment of in-lieu fees equivalent to 1.76 acres of parkland, based upon the City's then current land evaluation. Said requirement includes a 6.0% credit for private recreational opportunities provided.
25. 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. This project is within a Liquefaction Hazard Zone.
26. 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.

27. 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.
28. Preparation of CC&Rs. The CC&Rs shall be prepared at the developer's sole cost and expense.
29. 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.
30. 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.
31. 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.
32. Termination of CC&Rs. The CC&Rs shall provide that the association may not be terminated without prior City approval.
33. 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 Temecula Municipal Code. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.
34. 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.

35. 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 Vesting Tentative Tract Map No. 38908 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  
Director  
Community Development

Approved as to Form:

\_\_\_\_\_  
Peter M. Thorson  
City Attorney

36. 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 \_\_\_\_\_ 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.

37. 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.
38. Recordation of CC&Rs. CC&Rs shall be finalized and recorded at the time of Final Map Recordation.
39. Copies of CC&Rs. Three copies of the final recorded CC&Rs shall be provided to the Planning Division.
40. Designation of Affordable Units. A CC&R shall be included that indicates units 15, 48, 76, 83, 94, and 111 are designated as affordable units for a period of 45 years per the recorded AFFORDABLE HOUSING AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS.

#### **Outside Agencies**

41. Flood Protection. Flood protection shall be provided in accordance with the Riverside County Flood Control Districts transmittal dated April 25, 2024, a copy of which is attached. The fee is made payable to the Riverside County Flood Control Water District by either a cashier's check or money order, prior to the issuance of a grading permit (unless deferred to a later date by the District), based upon the prevailing area drainage plan fee.
42. 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 transmittal dated January 15, 2025, a copy of which is attached.
43. Compliance with Geotechnical. The applicant shall comply with the recommendations set forth in the Verdantas transmittal dated June 12, 2024, a copy of which is attached.

#### **PUBLIC WORKS DEPARTMENT**

##### **General Requirements**

44. Subdivision Map. The developer shall submit a complete Final 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.
45. Permit restriction. No permits shall be issued unless future Development Plan applications are submitted for approval.
46. 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.



47. 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
  - b. from Riverside County Flood Control & Water Conservation District (RCFC&WCD) if encroaching within their right-of-way.
48. Improvement Plans. The developer shall submit improvement plans (to include public/private street plans, storm drain plans, street light 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.
49. Private Drainage Facilities. All onsite drainage and water quality facilities shall be privately maintained.

**Prior to Recordation of the Final Map**

50. 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.
51. Plans, Agreements & Securities. The developer shall have approved improvement plans, executed subdivision improvement agreements and posted securities.
52. 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.
53. Environmental Constraint Sheet (ECS). The developer shall prepare and record an ECS with the Final or Parcel 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.
54. 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. Caltrans;
  - f. Rancho California Water District;
  - g. Eastern Municipal Water District;
  - h. Cable TV Franchise;
  - i. Telephone Company;
  - j. Southern California Edison Company;
  - k. The Gas Company;
  - l. Metropolitan Water District or other affected agencies

55. Easements. Note the following:
- a. A 24 foot easement shall be dedicated for public utilities and emergency vehicle access for all private streets and drives.
  - b. 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."
56. 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.
57. Public Street Improvements and Securities. The developer shall design and guarantee construction (i.e., posting of security and entering into agreements) of the following public improvements (including parkways) along the property frontage 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 Rita Way (Local Street) Standard No. 104 – 60' R/W) to include installation of half-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping and utilities (including but not limited to water and sewer).
  - b. Improve Jons Place (Local Street) Standard No. 104 – 60' R/W) to include installation of half-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping and utilities (including but not limited to water and sewer).
  - c. Improve Joseph Road (Local Street) Standard No. 104 – 60' R/W) to include installation of half-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping and utilities (including but not limited to water and sewer).
58. Parkway Landscaping. All parkway landscaping areas shall be privately maintained.
59. Fair Share Contribution/Traffic Signals. Prior to map recordation or grading permit, whichever comes first, the developer shall pay fair share fees for offsite traffic signal improvements as identified in the Seraphina Residential Project Traffic Study (dated February 20, 2025) and the Seraphina Traffic Study Review and Fair Share Memo (dated February 27, 2025). The offsite improvements are identified below:
1. Nicolas Road and Joseph Road
    - a. The project shall pay a fair share contribution for construction of a traffic signal and associated improvements at a fair share fee of 53.4% or \$267,000.

60. Private Streets. Private roads shall be designed to meet City public road standards. Unless otherwise approved, the following minimum criteria shall be observed in the design of private streets:
  - a. Improve Streets A Street & B Street (Private Street – 36' R/E) to include installation of full-width street improvements, including utilities, as shown on the approved Vesting Tract Map.
  - b. Cul-de-sac geometries shall meet current City standards.
  - c. Minimum safe horizontal centerline radii shall be required (all centerline radii should be identified on the site plan).
  - d. Identify whether gates will be proposed at entrances to project. If so, configuration, stacking distance, and turn-around ability will need to be reviewed and approved by the Fire Department and the Department of Public Works.
  - e. All intersections shall be perpendicular to 90 degrees.
61. 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.
62. Property Taxes. Any delinquent property taxes shall be paid.
63. Parcel Geometry. The applicant shall submit an editable projected digital version of the parcel geometry in a drawing exchange format (pursuant to Riverside County standards). Prior to final approval, the City's GIS Division shall conduct quality control on the data to verify accuracy and compatibility.

#### **Prior to Issuance of a Grading Permit**

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; or other affected agencies.
65. 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](http://www.TemeculaCA.gov/ECM)
66. 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.

67. 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 copy of the Waste Discharge Identification number (WDID) issued by the State Water Resources Control Board (SWRCB);
  - The project's Risk Level (RL) determination number; and
  - 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](http://www.cabmphandbooks.com) for SWPPP guidelines. Refer to the following link: [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)
68. 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](http://www.TemeculaCA.gov/WQMP). 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.
69. Area Drainage Plan (ADP) Fee to RCFC&WCD. The developer shall demonstrate to the City that the flood mitigation charge (ADP fee) has been paid to RCFC&WCD. If the full ADP fee has already been credited to this property, no new charge will be required.
70. 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 peak flow runoff quantities using the methods outlined in the RCFC&WCD Hydrology Manual for the 10 and 100-year storm events for the development of this site and upstream of the site to ensure compliance with RCFC&WCD Hydrology Manual Plate A-2, which requires the following:
- The 10-year peak flow rate shall be contained within the top of curb.
  - The 100-year peak flow rate shall be contained within the road right-of-way
  - The dwelling unit pad shall have a minimum of 1 foot of freeboard for the 100-year storm event.
- The drainage study shall identify all existing or proposed offsite or onsite, public or private, drainage facilities intended to discharge this runoff. Moreover, the drainage study shall identify mitigation measures if required, to ensure project is in compliance with Plate A-2. 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.

71. Floodplain/Floodway Development. The developer shall submit a floodplain study for the Pre-Project and Post-Project conditions using the RCFC&WCD Master Drainage Plan flow rate for the Santa Gertrudis Channel system. The floodplain study must be approved prior to issuance of grading permit. The rough grading plans must ensure that the project is elevating the pads a minimum of 1 foot above the base flood elevations documented in the approved floodplain study. The study must extend sufficiently downstream and upstream of the project to address potential impacts based on the approval of the Public Works Director. The floodplain study must be approved prior to grading permit issuance.
72. 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.
73. 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.
74. Habitat Conservation Fee. The developer shall comply with the provisions of Chapter 8.24 of the Temecula Municipal Code (Habitat Conservation) by paying the appropriate fee set forth in the ordinance or by providing documented evidence that the fees have already been paid.
75. 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)**

76. Final Map. Tract Map Number 38908 shall be approved and recorded.
77. 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 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.

- 78. Floodplain/Floodway Development. 1. The developer shall comply with the provisions of Title 15, Chapter 15.12 of the Temecula Municipal Code, which requires a Conditional Letter of Map Revision (CLOMR) from FEMA. The FEMA-approved CLOMR shall be submitted to Public Works for documentation. The developer shall pay all fees required by FEMA (and City) for processing of the FEMA reviews.
- 79. 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.

**Prior to Issuance of a Certificate of Occupancy**

- 80. 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.
- 81. 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.
- 82. 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.
- 83. Certifications. All necessary certifications and clearances from engineers, utility companies and public agencies shall be submitted as required by Public Works.
- 84. Floodplain/Floodway Development. 1. The developer shall comply with the provisions of Title 15, Chapter 15.12 of the Temecula Municipal Code, which requires a Letter of Map Revision (LOMR) from FEMA. A FEMA-approved LOMR shall be submitted to Public Works. The developer shall pay all fees required by FEMA (and City) for processing of the FEMA reviews. At the discretion of the Public Works Director, if FEMA processing timelines are delayed a LOMR-F or elevation certificate forms may be issued for the purchase of flood insurance.

**FIRE PREVENTION**

**General Requirements**

- 85. Life Safety Conditions. 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
- 86. Fire Flow. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all 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. 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).

87. Fire Hydrants. The Fire Prevention Bureau is required to set minimum fire hydrant distances per CFC Appendix C. Super fire hydrants (6" x 4" x (2) 2 1/2" outlets) shall be located on fire access roads and adjacent public streets. For all 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).
88. Construction Phasing. If construction is phased, each phase shall provide approved access and fire protection prior to any building construction (CFC Chapter 5)
89. Fire Requirement. Trash Bins, Parking or any other obstructions cannot be placed and/or parked on any road or side street throughout this project. All fire lanes must maintain there minimum of 24-feet of clear unobstructed width at all times.

**Prior to Issuance of Grading Permit(s)**

90. 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).
91. All Weather Access Roads. Fire apparatus access roads and driveways 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).
92. Turning Radius (Dead End Roadway). Prior to building construction, dead end roadways and streets in excess of 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020)
93. Access Road Widths. Fire Department vehicle access roads shall have an unobstructed width of not less than 24 feet for commercial and residential track home roads and 20 feet for custom home 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).

**Prior to Issuance of Building Permit(s)**

94. Required Fire Systems (Residential Fire Sprinkler Systems). All Residential structures are now required under the most current edition of the California Residential Code (identified in Title 15 of the Temecula Municipal Code), to be equipped throughout with an automatic fire sprinkler system.
95. Two Point Access. This development and any street within serving more than 35 homes or any commercial developments shall have two points of access, via all-weather surface roads, as approved by the Fire Prevention Bureau (CFC Chapter 5).

96. Required Submittals (Fire Underground Water). The developer shall furnish electronic copies of the water system plans to the Fire Prevention Bureau for approval prior to installation for all private water systems pertaining to the fire service loop for the underground water system. Plans shall be signed by a registered civil engineer, contain a Fire Prevention Bureau approval signature block, and conform to hydrant type, location, spacing and minimum fire flow standards. Hydraulic calculations will be required with the underground submittal to ensure fire flow requirements are being met for the on-site hydrants. The plans must be submitted and approved prior to building permit being issued (CFC Chapter 33 and Chapter 5).
  
97. Required Submittals (Residential Fire Sprinkler Systems). Fire sprinkler plans shall be submitted electronically to the Fire Prevention Bureau for approval. Fire sprinkler plans must be submitted by the installing contractor to the Fire Prevention Bureau. A set of plans is required for each individual home, not model type along with manufacture spec sheets and hydraulic calculations. These plans must be submitted prior to the issuance of building permit.

**Prior to Issuance of Certificate of Occupancy**

98. Hydrant Markers. Hydrant locations shall be identified by the installation of reflective markers (blue dots per Temecula Municipal Code Section 15.16.020)
  
99. 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)



JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
951.788.9965 FAX  
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

255875

April 25, 2024

City of Temecula  
Community Development Department  
41000 Main Street,  
Temecula, CA 92590

Attention: Scott Cooper

Re: PA 24-0023, APN 957-080-027

The Riverside County Flood Control and Water Conservation District (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's review is based on the above-referenced project transmittal, received April 12, 2024. The District **has not** reviewed the proposed project in detail, and the following comments 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:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, \_\_\_\_\_. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. 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. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- If this project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. 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. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Murrieta Creek (Murrieta Valley Temecula Valley Santa Gertrudis Valley Warm Springs Valley) Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Santa Gertrudis Creek Channel. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments dated August 16, 2022 for case PA 22-0830 are still valid.

### **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 floodplain, the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require 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.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife 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,



AMY MCNEILL  
Engineering Project Manager

Attachment

EM:sm



COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

(888) 722-4234 • RIVCOEH.ORG

---

January 15, 2025

City of Temecula  
Planning Department  
Attn: Scott Cooper  
41000 Main Street  
Temecula, CA 92590

**SUBJECT: CITY OF TEMECULA PLANNING CASE – PA24-0023 (APN 957-080-027)**

Dear Mr. Cooper:

The project listed in the subject heading of this letter is proposing the development of the following:

**PA24-0023** is proposing Estates at Seraphina WM 38908: A Vesting Tentative Tract Map (VTM 3S908) for the creation of 113 single family lots five (5) of which are designated as affordable with a community pool and eight (8) open space lots on 17.57 acres located on the southwest corner of Joseph Road and Rita Way.

In accordance with the agreement between the County of Riverside, Department of Environmental Health (DEH) and the City of Temecula, DEH offers the following final comments/recommendations:

**POTABLE WATER AND SANITARY SEWER SERVICE:**

A “General Condition” shall be placed on the project indicating that the subject property is proposing to receive potable water service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility to ensure that all requirements to obtain potable water service are met with EMWD, in addition to all other applicable agencies.

Prior to building permit issuance, provide documentation that establishes water service for the entire project from EMWD (ex: First Release Letter).

A “General Condition” shall be placed on the project indicating that the subject property is proposing to receive sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility to ensure that all requirements to obtain sanitary sewer service are met with EMWD, in addition to all other applicable agencies.

Prior to building permit final, applicant must provide documentation that verifies actual service from EMWD (ex: Final Release Letter).

**REMOVAL/DESTRUCTION OF ANY EXISTING OWTS AND WELLS:**

Any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be properly removed and/or destroyed under permit with DEH.

**LOCAL ENFORCEMENT AGENCY**

Ensure the appropriate size and number of refuse/recycle bins are provided at this site, in accordance with SB1383 and that an approved Solid Waste Hauler purveyor is utilized. For additional information please contact our Local Enforcement Agency (LEA) at (951) 955-8980.

**DISTRICT ENVIRONMENTAL SERVICES – FOOD AND POOL PROGRAM**

If a pool or spa is proposed, prior to issuance of a building permit, the applicant shall be required to contact DEH District Environmental Services to determine the appropriate permitting requirements. For further information, please call (951) 461-0284.

County of Riverside, Department of Environmental Health  
District Environmental Services - Murrieta Office  
30135 Technology Dr #250,  
Murrieta, CA 92563

For any food facility (i.e. convenience store, restaurants), prior to issuance of Building and Safety permit, the food facility plans will be reviewed by DES to ensure compliance with applicable California Health and Safety Code/California Retail Food Code. An annual operating permit for the food facility will be required.

**ENVIRONMENTAL CLEANUP PROGRAMS**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes that no additional site investigations are required for this project at this time.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact RCDEH-ECP at (951) 955-8980, for further information.

Should you have any further questions or require further assistance, please contact me by email at [sjhampton@rivco.org](mailto:sjhampton@rivco.org) or by phone at (951) 955-8980.

Sincerely,



Stacy Hampton, REHS  
Senior Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Cleanup Program

June 12, 2024  
PN 041.P24699

Scott Cooper, Senior Planner  
City of Temecula, Planning Department  
4100 Main Street  
Temecula, CA 92590  
[scott.cooper@TemeculaCA.gov](mailto:scott.cooper@TemeculaCA.gov)

**Subject: Geotechnical Peer Review - Final  
Proposed Seraphina Development (PA22-0830)  
City of Temecula, California**

References: (1) Geotechnical Update, Tentative Tract Map 38267, Nicolas and Joseph Roads, Temecula, California, by GEOCON West Inc., Project No. T2215-22-05, dated July, 2022.  
(2) Geotechnical Response to Geotechnical Peer Review Letter Dated May 1, 2024, Tentative Tract Map 38267, Temecula, California, by GEOCON West Inc., Project No. T2215-22-08, dated May 10, 2024.

In accordance with your request, we performed our review of the submitted response by Geocon for the subject project. Based on this review, the project geotechnical report (Reference 1 above) and subsequent clarifications/response (Reference 2 above) are considered satisfactory from a geotechnical perspective and no further action is required by the consultant. However, for further clarifications, the Murrieta Hot Springs Fault is considered the nearest active fault to this site based on previous studies. Our above opinion/peer review is to help the City in their review process of the submitted documents and the consultant remains solely responsible for their findings and recommendations.

We appreciate this opportunity to be of service to City and please do not hesitate to us if you have any question.

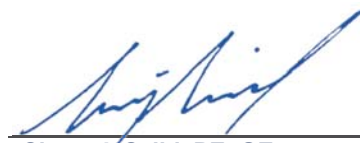
Respectfully submitted,

Verdantas Inc.



---

**Brent Adam, PG, CEG**  
Senior Project Geologist/PM  
1 951.231.3427  
[badam@verdantas.com](mailto:badam@verdantas.com)



---

**Simon I. Saiid, PE, GE**  
Department Leader  
1 951.252.8013  
[ssaiid@verdantas.com](mailto:ssaiid@verdantas.com)

Addressee: PDF copy via email