

PLANNING COMMISSION RESOLUTION NO. 2873

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 38866 TO SUBDIVIDE APPROXIMATELY 20.69-ACRES INTO 93 NUMBERED LOTS, AND 13 LETTERED LOTS FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL COMMUNITY WITH PRIVATE OPEN SPACE, LANDSCAPE AND VEHICULAR ACCESS LOCATED ON SHADOW RIDGE ROAD GENERALLY SOUTH OF GERALD FORD DRIVE AND EAST OF MONTEREY AVENUE AND FINDING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).
CASE NOS. VTTM 38866 (TTM23-0005)

WHEREAS, on December 20, 2023, the applicant, Toll Brothers, filed a formal application with the City of Palm Desert for the approval of Vesting Tentative Tract Map No. 38866 (TTM23-0005) to subdivide approximately 20.69 gross acres into 93 single-family residential lots with a minimum lot size of 5,500-square-feet, and lots for private streets, landscape and open space areas, and other related dedications ("Project") located on the Designated Remainder Parcel 4 and Designated Remainder Parcel 5, and Lot "D" of Tract 28818-1 on Riverside County Assessor Parcel Number(s) 694-290-010, -011, 694-320-010, and -011 ("Project Site"); and

WHEREAS, the applicant filed Vesting Tentative Tract Map ("VTTM") 38866 concurrently with an application for a Precise Plan (PP23-0023) for the proposed site improvements on the Project Site and development standards for the VTTM; and

WHEREAS, VTTM 38866 has a General Plan land use designation of Resort and Entertainment Center, and a Zoning Designation of Planned Residential – 5 Dwelling Units per Acre (PR-5); and

WHEREAS, the Project Site is subject to the requirements of Development Agreement 98-1 as amended by Palm Desert City Council Resolution No. 24-003; and

WHEREAS, the subject VTTM 38866 conforms with the City of Palm Desert 2040 General Plan, Subdivision Ordinance, and Zoning Ordinance; and

WHEREAS, under Section 21067 of the Public Resources Code, Section 15367 of the State California Environmental Quality Act ("CEQA") Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for the Project; and

WHEREAS, in accordance with State CEQA Guidelines Section 15063, the City prepared an Initial Study to determine if the Project may have a significant effect on the environment and to evaluate whether an Environmental Impact Report (EIR) was required; and

WHEREAS, State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require

PLANNING COMMISSION RESOLUTION NO. 2873

additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site;" and

WHEREAS, an Environmental Impact Report (SCH # 2015081020) was certified by the City of Palm Desert City Council for the 2040 Palm Desert General Plan; and

WHEREAS, the Planning Commission of the City of Palm Desert, California, did on the June 18, 2024, hold a duly noticed public hearing to consider the request by the Applicant for approval of VTTM 38866; and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the Planning Commission did find the following facts and reasons, which are outlined in the staff report exist to justify approval of said request; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Findings on Tentative Tract Map. Under PDMC Section 26.20.100(C), the findings for the tentative map are the following:

1. That the density of the proposed subdivision is consistent with applicable general and specific plans.

The map has been found to be consistent with the density, lot development standards, and land uses of the General Plan Land Use Designation for the Resort and Entertainment District which permits residential densities of up to 10 dwelling units per acre. The proposed Vesting Tentative Tract Map proposes to develop 93 residential lots on approximately 20.69-acres for a residential density of approximately 4.49 dwelling units per acre which is below the maximum density envisioned by the General Plan Land Use Element and allowable unit count of up to 207 dwelling units on the site.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvement of the subdivision is consistent with the applicable general plan requirements for lot standards, the circulation, and distribution of land uses. The onsite improvements will be completed according to City standards and the specific requirements of the Subdivision Ordinance. The project site provides adequate vehicular and pedestrian circulation to surrounding land uses.

PLANNING COMMISSION RESOLUTION NO. 2873

3. That the site is physically suitable for the type of development.

The site is physically suitable for the type of residential development as the proposed intensities are consistent with the uses analyzed by the General Plan Environmental Impact Report, envisioned for the Resort and Entertainment District, and allowed by the Planned Residential zoning designation. The site has suitable access, grading, drainage, and zoning to allow the development. Drainage has been analyzed in accordance with City development standards and code requirements.

4. That the site is physically suitable for the proposed density of development.

The site is physically suitable for the density of residential development as the proposed intensities are consistent with the densities analyzed by the General Plan Environmental Impact Report, envisioned for the Resort and Entertainment District, and allowed by the Planned Residential zoning designation. The site has suitable access, grading, drainage, and zoning to allow the development. The project is proposing 93 residential dwellings, which is below the 103 residential dwellings allowed by the Zoning Designation on the site, and below the 207 residential dwellings allowed by the General Plan Land Use Designation on the site.

5. That the design of the subdivision or the improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

The design of the subdivision and improvements will not cause damage or substantially injure wildlife habitat. The subject property is in an urbanized area of Palm Desert which has been disturbed and is adjacent to major roadways, including Gerald Ford Drive and Monterey Avenue. The site is vacant and surrounded by golf course and timeshare developments. A biological assessment of the site was prepared for the project and did not identify suitable habitats for wildlife that could be damaged or affected as a result of the development of the Project. Ground-disturbing activities for the development of the Project shall comply with the Migratory Bird Treaty Act, as well as preparation of a burrowing owl survey prior to ground-disturbing activities and prior to the removal of vegetation or tree removal shall ensure no habitat is damaged in accordance with Mitigation Measure MM 4.5-1 of the General Plan EIR and recommendations of the Biological Assessment prepared for the project.

6. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision is not likely to cause serious health problems. The Project is not located within a hazardous area that would be subject to flooding, liquefaction, landslides, fault zones, or other natural hazards. The Project does not generate adverse effects that would cause public health problems. Ground-disturbing activities are conditioned to prepare plans to control fugitive dust. The access locations to the subdivision have been evaluated in accordance with the

PLANNING COMMISSION RESOLUTION NO. 2873

Specific Plan and will not adversely affect public health. The design of the subdivision and the type of improvements are not likely to cause public health problems. Future building and infrastructure shall be constructed in compliance with applicable Zoning, Building, and Fire codes.

SECTION 3. CEQA. The application has complied with the requirements of the “City of Palm Desert Procedure for Implementation of CEQA” Resolution No. 2019-41, in that the Planning Commission finds that the Project is consistent with the approved General Plan and Zoning Ordinance and that other project-specific impacts were evaluated in the Initial Study (15183 Analysis) prepared for the project and that no further environmental review is required under State CEQA Guidelines 15183. CEQA Guidelines Section 15183 allows for a streamlined environmental review process for projects, which are consistent with the development density established by existing zoning, community plan, or General Plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the Project or its sites. If the above qualifications are met, as stated in Section 15183(b), “a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis: (1) are peculiar to the Project or the parcel on which the Project would be located, (2) were not analyzed as significant effects in a prior EIR on the zoning action, General Plan or community plan, with which the Project is consistent, (3) are potentially significant off-site impacts, and cumulative impacts which were not discussed in the prior EIR prepared for the General Plan, community plan or zoning action, or the Project’s CEQA Section 15183 Analysis (4) are previously identified significant effects which, as a result of substantial new information, which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.” An Initial Study has been prepared to document the findings to satisfy the requirements of CEQA Guidelines Section 15183. It analyzes the potential environmental effects of the proposed Project and evaluates whether they were adequately analyzed in a prior EIR such that the above-identified streamlining criteria apply. The Project is consistent with the Palm Desert General Plan Update (General Plan Update), for which an EIR (SCH No. 2015081020) was certified. The General Plan Update provides a framework for future growth of the City and projects the development reasonably expected to occur during the buildout period. The General Plan Update EIR analyzed the environmental impacts associated with the adoption and implementation of the General Plan Update. The proposed Project is permitted in the zoning district where the Project site is located and consistent with the land uses, density, and vision of the 2040 Palm Desert General Plan; and

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City’s office at 73510 Fred Waring Drive, Palm Desert, CA 92260. Richard D. Cannone, AICP, the Secretary to the Palm Desert Planning Commission, is the custodian of the record of proceedings.

SECTION 5. Project Approval. The Planning Commission approves Vesting Tentative Tract Map 38866, subject to the Conditions of Approval attached hereto as Exhibit “A” and subject to the pad elevation matrix attached hereto as Exhibit “B”.

PLANNING COMMISSION RESOLUTION NO. 2873

SECTION 6. Execution of Resolution. The Chairperson of the Planning Commission signs this Resolution, and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

ADOPTED ON June 18, 2024

DocuSigned by:
Joe Pradetto
C043234D53CF410...

JOSEPH PRADETTO
CHAIRPERSON

ATTEST:

DocuSigned by:
Richard D Cannone
37DB692259454EC...

RICHARD D. CANNONE, AICP
SECRETARY

I, Richard D. Cannone, AICP, Secretary of the City of Palm Desert Planning Commission, hereby certify that Resolution No. 2873 is a full, true, and correct copy, and was duly adopted at a regular meeting of the Planning Commission of the City of Palm Desert on June 18, 2024, by the following vote:

AYES: DELUNA, GREGORY, HOLT, PRADETTO
NOES: NONE
ABSENT: GREENWOOD
ABSTAIN: NONE
RECUSED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on July_3_, 2024.

DocuSigned by:
Richard D Cannone
37DB692259454EC...

RICHARD D. CANNONE, AICP
SECRETARY

PLANNING COMMISSION RESOLUTION NO. 2873

**EXHIBIT A
CONDITIONS OF APPROVAL
CASE NO. VTTM 38866 (TTM23-0005)**

PLANNING DIVISION:

1. The development of the property shall conform substantially with exhibits on file with the Development Services Department, as modified by the following conditions.
2. The Applicant agrees that in the event of any administrative, legal, or equitable action instituted by a third party challenging the validity of any of the procedures leading to the adoption of these project approvals for the Project, or the project approvals themselves, the Developer and City each shall have the right, in their sole discretion, to elect whether or not to defend such action. Developer, at its sole expense, shall defend, indemnify, and hold harmless the City (including its agents, officers, and employees) from any such action, claim, or proceeding with counsel chosen by the City, subject to the Developer's approval of counsel, which shall not be unreasonably denied, and at the Developer's sole expense. If the City is aware of such an action or proceeding, it shall promptly notify the Developer and cooperate in the defense. The Developer, upon such notification, shall deposit with City sufficient funds in the judgment of the City Finance Director to cover the expense of defending such action without any offset or claim against said deposit to assure that the City expends no City funds. If both Parties elect to defend, the Parties hereby agree to affirmatively cooperate in defending said action and to execute a joint defense and confidentiality agreement in order to share and protect the information under the joint defense privilege recognized under applicable law. As part of the cooperation in defending an action, City and Developer shall coordinate their defense in order to make the most efficient use of legal counsel and to share and protect information. Developer and City shall each have sole discretion to terminate its defense at any time. The City shall not settle any third-party litigation of project approvals without the Developer's consent, which consent shall not be unreasonably withheld, conditioned, or delayed unless the Developer materially breaches this indemnification requirement.
3. The development of the property described herein shall be subject to the restrictions and limitations set forth herein, which are in addition to the approved development standards listed in the PDMC, and state and federal statutes now in force.
4. The Vesting Tentative Tract Map shall expire if the map is not recorded within twenty-four (24) months from the effective date of approval, unless an extension of time is granted by the Palm Desert Planning Commission otherwise, said approval shall become null, void, and of no effect whatsoever.
5. The Applicant shall obtain City approval for any modifications or revisions to the approval of this Vesting Tentative Tract Map.

PLANNING COMMISSION RESOLUTION NO. 2873

6. This land division shall comply with the State of California Subdivision Map Act and all requirements of Title 26 of the Palm Desert Municipal Code, unless modified by the conditions listed herein.
7. Prior to map approval, the Applicant shall demonstrate compliance with all conditions of the Second Amendment of Development Agreement 98-1 under Section 6 (Termination) Subsection 6.6 and that the Development Agreement has been terminated on the subject site. The final map shall not be approved until the Development Agreement has been terminated on the subject site.
8. The Applicant shall execute a written acknowledgment to the Planning Division stating acceptance of and compliance with all the Conditions of Approval of Resolution No. 2873 for VTTM 38866, and that the plans submitted are in compliance with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.
9. Prior to map approval, the Applicant shall prepare an exhibit that shows all open space lots within the tract and the entity responsible for the maintenance of each lot. The exhibit shall be reviewed and approved by the Development Services Department.
10. Prior to map approval, the Applicant shall submit a list of proposed street names for the tract. The list shall include a primary preferred name, and two alternate names for each respective street within the tract.
11. Prior to map approval, the Applicant shall establish a homeowners' association (HOA). The HOA's responsibility for maintenance shall include but is not limited to maintenance of private amenity areas and open space, landscaping, stormwater retention, and related infrastructure. The final maintenance plan shall include detailed text and illustrative diagrams indicating areas of responsibility for maintenance and shall be subject to approval by the Director of Development Services and City Engineer.
12. All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Development Services Department.
13. The Applicant shall be subject to payment of all applicable City fees in effect as of the effective date of this approval.
14. The lot and development standards of VTTM 38866 shall be as follows in the table below:

PLANNING COMMISSION RESOLUTION NO. 2873

<u>Development Standard</u>	<u>Requirement</u>
<u>Lot Standards</u>	
Minimum Lot Area (Square-Feet)	5,500 SF
Minimum Lot Width (Feet)	50'-0"
Minimum Lot Depth (Feet)	110'-0"
<u>Building Standards</u>	
Minimum Front Yard – Living Area (Feet)	10'-0"
Minimum Front Yard – Garage (Feet)	18'-0"
Minimum Side Yard - Interior and Street (Feet)	5'-0"
Minimum Rear Yard (Feet)	10'-0"
Maximum Building Height (Feet)	18'-0"
Maximum Lot Coverage (Percentage)	60% for Lot #1-4, 7-15, 30, and 32-39 52% on all remaining lots

15. To avoid impacting nesting birds, one of the following must be implemented by the project:

Conduct grading and/or ground disturbing activities from September 16th through January 31st when birds are not likely to be nesting on the site; OR

Prior to any ground disturbing activities occurring between February 1st and September 15th, in accordance with the Biological Resource Assessment prepared by Jennings Environmental Dated December 2023 and the recommendations made therein, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) no more than 3-days prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. Prior to grading permit issuance, the applicant shall submit a fully executed copy of the contract with a qualified Avian Biologist to the Development Services Department.

16. Prior to the issuance of a building permit, the applicant shall pay all applicable Local Development Mitigation Fees required of the development in accordance with the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).
17. Prior to issuance of a grading permit, the project applicant shall retain a qualified archaeologist and shall submit a fully executed copy of the contract with said qualified archaeologist to the Development Services Department. In the event that potentially significant archaeological materials are encountered during construction and/or any ground-disturbing activities, all work shall be halted in the vicinity of the discovery until

PLANNING COMMISSION RESOLUTION NO. 2873

the qualified archaeologist can assess the significance and integrity of the find. In the event of any discoveries the Department of Development Services shall be immediately notified. If intact and significant archaeological remains are encountered, the impacts of the project should be mitigated appropriately.

18. The final building pad elevations shall conform to the approved pad elevations for each lot shown in Exhibit B of this Resolution. Deviation from these approved pad elevations may be permitted in accordance with Palm Desert Municipal Code Section 27.12.045 pursuant to Ordinance 1382.
19. The Applicant shall prepare and submitted a written report to the Director of Development Services demonstrating compliance with these conditions of approval, and any mitigation measures required by the Palm Desert General Plan Environmental Impact Report (SCH # 2015081020) as documented in the initial study prepared in support of the CEQA Guidelines 15183 Findings.

ECONOMIC DEVELOPMENT DEPARTMENT:

20. *In order to maintain certain services provided by the City of Palm Desert, which are impacted by the proposed development, including, but not limited to, police services, fire and ambulance and emergency response services, parks and open space maintenance, lighting and landscape maintenance, administrative fees of the City and any other services permitted under the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code ("Act") as well as costs of administration, operating, and reporting, the Developer shall initiate the formation of a community facilities district for services pursuant to the Act by submitting a petition in the form specified by the City, and City and Developer shall coordinate to complete the formation process prior to or concurrent with building permit issuance. The special taxes authorized to be levied within the community facilities district shall be levied in accordance with the Rate and Method of Apportionment of Special Tax ("RMA") attached hereto as Schedule 1. In no event shall the initial Maximum Special Tax for each Assessor's Parcel of Developed Property in its Base Year exceed \$2,200 or increase in subsequent Fiscal Years following the Base Year by more than the Annual Escalation Factor. All capitalized terms used in the preceding sentence shall have the meanings ascribed thereto in the RMA. This condition is subject to confirmation with the City Council.*

ENGINEERING DIVISION:

21. The following plans, studies, and exhibits are hereby referenced: Shadow Ridge - Vesting Tentative Tract Map No. 38866, prepared by Wilson Mikami Corporation and dated April 19, 2024.
22. It is assumed that easements shown on the vesting tentative tract map exhibit are shown correctly and include all the easements that encumber the subject property. A current preliminary title report for the site will be required to be submitted during

PLANNING COMMISSION RESOLUTION NO. 2873

- technical plan review. The applicant shall secure approval from all, if any, easement holders for all grading and improvements, which are proposed over the respective easement or provide evidence that the easement has been relocated, quitclaimed, vacated, abandoned, easement holder cannot be found, or is otherwise of no effect. Should such approvals or alternate actions regarding the easements not be provided and approved by the City, the applicant may be required to amend or revise the proposed site configuration as may be necessary.
23. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of improvements shall be submitted for review and approved by the City Engineer and Director of Development Services Director. Approval of any request for phasing may be sent to the Planning Commission for consideration as an amendment to this Resolution.
 24. All utility extensions within the site shall be placed underground unless otherwise specified or allowed by the respective utility purveyor.
 25. Prior to any work within the public right-of-way, the applicant shall obtain an encroachment permit from the City's Public Works Department.
 26. Prior to expiration of the Vesting Tentative Tract Map No. 38866, or as extended if applicable, the subdivider shall cause the real property included within the tentative map exhibit, or any part thereof, to be surveyed; and Vesting Tentative Tract Map No. 38866 thereof shall be prepared based upon these conditions of approval, and in accordance with the provisions of the Development Agreement, City of Palm Desert Municipal Code Title 26, and the Subdivision Map Act CA Code Section 66410 (et al).
 27. The Final Map shall include appropriate easements for streets, public utilities, and emergency access which shall be dedicated on the Final Map. It is understood that the Vesting Tentative Tract Map exhibit correctly shows acceptable centerline elevations, all existing easements, necessary travelled ways, and drainage courses, and that the omission or unacceptability may require that the subdivider amend, revise, or reprocess the tentative map as may be necessary to allow a finding on the final map of substantial conformance by the Director of Development Services or City Engineer. Existing travelled ways and drainage courses shall be perpetuated with the Final Map which shall depict all easements required, and/or identify any existing easement(s) dedicated by separate instrument.
 28. A copy of the Covenants, Conditions, and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer and City Attorney. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
 - A. Lot I and L, as shown on the vesting tentative tract map exhibit, shall be for water quality purposes. Appropriate language shall be included in the CC&Rs to identify the mechanism that will be used for the perpetual maintenance of the underground retention system.

PLANNING COMMISSION RESOLUTION NO. 2873

29. Prior to final map recordation, the subdivider is responsible for the submittal of improvement plans for all offsite and onsite improvements for review and approval by the City Engineer. In compliance with the Subdivision Map Act, if said improvements are not constructed prior to final map recordation, the subdivider shall guarantee the completion of all improvements required to support the development, within the boundaries of the final map, by executing a Subdivision Improvement Agreement with the City and posting the required security.
30. Prior to final map approval plan, the subdivider shall provide a copy of approved water and sewer plans, by Coachella Valley Water District (CVWD), to the City. Subdivider shall provide bonding for the improvements as identified in the City's Municipal Code Chapter 27.
31. Prior to final map approval, in compliance with the Subdivision Map Act, the subdivider shall provide the surveyor's certification for placement of monuments or provide monument bond in the amount and form compliant with the City's Municipal Code Chapter 27 and as approved by the City Engineer.
32. Prior to final map recordation, an emergency vehicle access road(s) shall be constructed per Fire Department's requirements or bonded for as part of the required improvements for the subdivision.
33. Prior to improvement plan approval, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed to the satisfaction of the City Engineer prior to occupancy of the first building:
 - A. Shadow Ridge Road (private) shall be improved to provide an ADA-compliant sidewalk from the project's southerly/main entrance to the Marriott's Shadow Ridge Golf Club. Existing accessibility route and curb ramps that are being connected to shall be in conformance with current ADA regulations.
 - B. Street "A" between Shadow Ridge Road (private) and Street "B" (private) shall be a 59-ft-wide private street and shall be improved to provide a 50-ft paved section and a 10-ft raised median with one side of the median being a minimum of 24' wide curb to curb). Improvements may include, but not limited to, pavement, base, curb and/or gutter, 4-ft sidewalk on the north side, curb ramps, signing, striping, landscaping and irrigation.
 - C. Street "A" between Street "B" (private) and Street "C" (private), Street "B", and Street "C" shall be 33-ft-wide private streets and shall be improved to provide a 32-ft paved section. Improvements may include, but not limited to, pavement, base, curb and/or gutter, signing, striping. Public Utility Easement (PUE) to be as directed by the Utility Purveyors.
34. Prior to release of related improvement bonds, the applicant shall provide as-built plans for all relevant public facilities, centerline ties and all required monumentation pursuant to the Subdivision Map Act, and certified final plans for all private street improvements.

PLANNING COMMISSION RESOLUTION NO. 2873

FIRE DEPARTMENT:

35. Prior to Map Recordation - ECS Note-Fire Water Protection: Hydrants, Tanks, or Will Serve Letter ECS map must be stamped by the Riverside County Surveyor with the following note: "Required fire water protection system- fire hydrants and/or water tank, shall be installed and accepted by the appropriate agency prior to any combustible building materials placed on an individual lot. Written certification/will serve letter from the appropriate water company can be provided to indicate that the proper and acceptable fire hydrant system is within the project area."
36. Prior to Map Recordation ECS Note-Water Systems ECS map must be stamped by the Riverside County Surveyor with the following note: "The required public water system improvements, including fire hydrants, shall be installed, and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot."
37. Prior to Map Recordation, ECS Note-Water System Deferred (Alternate) ECS map must be stamped by the Riverside County Surveyor with the following note: "Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to building permit issuance: the applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them."

END OF CONDITIONS

PLANNING COMMISSION RESOLUTION NO. 2873

EXHIBIT B
APPROVED PAD ELEVATIONS
CASE NO. VTTM 38866 (TTM23-0005)

Vesting Tentative Tract Map Lot Number	Approved Vesting Tentative Tract Map Pad Elevations (NAVD88 EPOCH 1991.5, AUG 1995)
1	305.4
2	305.5
3	305.8
4	306.1
5	306.3
6	306.8
7	306.5
8	306.2
9	306.0
10	305.7
11	305.5
12	305.2
13	305.0
14	305.1
15	305.3
16	305.6
17	305.8
18	306.1
19	306.4
20	306.6
21	306.8
22	307.4
23	307.7
24	307.1
25	307.3
26	307.5
27	307.2
28	306.7
29	307.1
30	307.4
31	307.9
32	306.4

PLANNING COMMISSION RESOLUTION NO. 2873

33	306.2
34	306.0
35	305.8
36	305.4
37	305.3
38	304.9
39	304.9
40	304.6
41	306.0
42	306.2
43	306.6
44	306.8
45	307.1
46	307.5
47	307.7
48	308.1
49	308.3
50	308.7
51	308.9
52	309.3
53	309.5
54	309.9
55	310.1
56	310.5
57	310.7
58	311.1
59	311.3
60	311.0
61	310.4
62	307.1
63	306.8
64	306.5
65	306.8
66	307.5
67	307.8
68	308.3
69	308.9
70	309.2
71	309.7

PLANNING COMMISSION RESOLUTION NO. 2873

72	310.3
73	310.6
74	311.1
75	311.3
76	311.1
77	310.8
78	310.4
79	310.2
80	309.8
81	309.6
82	309.2
83	309.0
84	308.7
85	308.3
86	307.7
87	307.4
88	307.0
89	306.8
90	306.5
91	306.1
92	305.8
93	304.6