In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
AUGUST 5, 2026 - 10:00 AM

CALL TO ORDER: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Mark Watson

ROLL CALL: Hagel, Matics, Solis, Turley-Trejo, Watson

PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Commission on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to 10:00 a.m. and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Approve Action Minutes of June 3, 2026

Recommendation: That the Commission approve the action minutes of June 3, 2026.

Attachments: Action Minutes

BUSINESS

Members of the public may address the Commission on Business items that appear on the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

2. Support the proposed Old Town Wayfinding Signage Project, Christine Damko

Recommendation: That the Commission support the proposed Old Town Wayfinding Signage Project.

Attachments: Agenda Report
Old Town Wayfinding Sign Packet

PUBLIC HEARING

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Commission Secretary at, or prior to, the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be included into the record. Email comments must be submitted to PlanningCommission@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision. Said appeal must be filed within 15 calendar days after service of written notice of the decision. The appeal must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

3. Long Range Project Number LR24-0417, an amendment to Title 17 (Zoning) of the Temecula Municipal Code to implement an Alcohol Use Permit (AUP) requirement, Mark Collins

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO IMPLEMENT AN

ALCOHOL USE PERMIT (AUP), AND MAKE A FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3)"

Attachments:
Agenda Report
PC Resolution
Exhibit A - Draft City Council Ordinance
Notice of Public Hearing.pdf

4. Planning Application Number PA26-0160, a Modification to a previously approved Development Plan (PA23-0440) for Villages C1, C2 and C3 of the Altair Specific Plan to change from 212 attached rowhomes to 176 detached single-family dwellings and duplex units, Marcella Mills

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA26-0160, A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN (PA23-0440) FOR VILLAGES C1, C2 AND C3 OF THE ALTAIR SPECIFIC PLAN TO CHANGE FROM 212 ATTACHED ROWHOMES TO 176 DETACHED SINGLE-FAMILY DWELLINGS AND DUPLEX UNITS (APN: 940-320-016), AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND DETERMINING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15182 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Attachments:
Agenda Report
Aerial Map
PC Resolution
Exhibit A –Draft Conditions of Approval
Exhibit B – Plan Reductions
Notice of Exemption
Notice of Public Hearing

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on Wednesday, September 2, 2026, at 10:00 a.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.

ACTION MINUTES

TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JUNE 3, 2026 - 10:00 AM

CALL TO ORDER at 10:00 AM: Chair Lanae Turley-Trejo

FLAG SALUTE: Vice Chair Bob Hagel

ROLL CALL: Hagel, Matics, Solis, Turley-Trejo, Watson

PUBLIC COMMENT – AGENDA ITEMS

The following individual(s) addressed the Planning Commission:

- Brian McRae (Item #3)

All electronic comments received were made a part of the record of the meeting.

CONSENT CALENDAR

1. That the Commission approve the action minutes of April 30, 2026, May 6, 2026 and May 20, 2026.

Approved the action minutes of April 30, 2026, and May 6, 2026 (5-0): Motion by Watson, Second by Matics. The vote reflected unanimous approval.

Approved the action minutes of May 20, 2026 (4-0, Hagel abstained): Motion by Watson, Second by Matics. The vote reflected approval with Hagel abstaining.

2. Director's Hearing Summary Report

Recommendation: Receive and File Director's Hearing Summary Report.

Approved the Staff Recommendation (5-0): Motion by Matics, Second by Solis. The vote reflected unanimous approval.

BUSINESS

3. General Plan Consistency Review of the Proposed Draft Fiscal Years 2027-2031 Capital Improvement Program Budget Sheets (Long Range Planning Project No. LR26-0211), Mark Collins, Hossein Ajideh

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE PROPOSED DRAFT FISCAL YEARS 2027-2031 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET SHEETS AND MAKE A FINDING OF EXEMPTION UNDER SECTIONS 15378(B)(4), 15061(B)(3), AND 15262 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (LONG RANGE PLANNING PROJECT NO. LR26-0211)

Approved the Staff Recommendation (5-0): Motion by Watson, Second by Solis. The vote reflected unanimous approval.

PUBLIC HEARING

4. Long Range Planning Project Number LR26-0008, amending Titles 5, 8, 9, 10, and 17 of the Temecula Municipal Code as detailed in the proposed Ordinance, Mark Collins

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5, 8, 9, 10 AND 17 OF THE TEMECULA MUNICIPAL CODE MAKING 1) MINOR REVISIONS TO BUSINESS LICENSE REVOCATION PROCESS, 2) PROVIDING THAT REIKI IS NOT CONSIDERED MASSAGE AND DOES NOT REQUIRE A MASSAGE ESTABLISHMENT PERMIT, 3) SPECIFY PRIVATE SECURITY IDENTIFICATION STANDARDS, 4) CLARIFY OVERSIZED VEHICLE PARKING REQUIREMENTS, 5) CLARIFY OWNERSHIP OF CONDITIONAL USE PERMIT(S), 6) SPECIFY LANDSCAPE PLANT PALLET CHANGES AND DROUGHT CONVERSIONS REQUIRE A MODIFICATION APPLICATION, 7) REMOVE GUEST HOUSE AS AN APPROVED USE IN ALL RESIDENTIAL ZONES, 8) ADD GREENHOUSE AS AN ACCESSORY LAND USE, 9) ADD REQUIREMENTS FOR RETAIL LOCKERS, 10) ADD REFERENCE TO NOTE 1 FOR AUTOMOBILE RENTAL BUSINESSES, 11) REQUIRE AUTOMOBILE RENTAL BUSINESSES COMPLY WITH LANDSCAPE REQUIREMENTS, 12) REQUIRE NEW ROADS TO ACCOMMODATE SOLID WASTE COLLECTION BINS, 13) PROHIBIT BRAND LOGOS ON BUSINESS SIGNS, 14) ADD OR AMEND VARIOUS DEFINITIONS, AND 15) MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3)"

Approved the Staff Recommendation (5-0): Motion by Solis, Second by Hagel. The vote reflected unanimous approval.

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 11:25 AM, the Planning Commission meeting was formally adjourned to Wednesday, July 1, 2026, at 10:00 a.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

_____

Lanae Turley-Trejo, Chair

_____

Matt Peters, Director of Community Development

STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION

TO:	Planning Commission Chair and Members of the Planning Commission
FROM:	Matt Peters, Director of Community Development
DATE OF MEETING:	August 5, 2026
PREPARED BY:	Christine Damko, Economic Development Manager
RECOMMENDATION:	Support the proposed Old Town Wayfinding Signage Project

BACKGROUND SUMMARY

On February 22, 2022, the City Council established a COVID-19 Pandemic Community Reinvestment Program. Part of the program included Business Support funds, which designated $500,000 to launch a comprehensive way-finding sign program throughout Old Town.

The primary function of this sign project is to get people parked as fast as possible so they can sip, eat, and experience all that Old Town has to offer. Elevating the Old Town experience by producing unified on-brand signage will be an added benefit to boost Old Town's identity.

Economic Development Staff searched for local sign companies that have the capacity to design custom signage. After several interviews, Brand Assassins, located in Temecula was chosen for the design phase of this project. Economic Development Staff worked with Brand Assassins on a concept design that is consistent with the Old Town branding. We also worked closely with the Public Works and Planning Staff on analyzing each sign location.

On February 17, 2026, the Old Town Committee, consisting of Mayor Alexander and Council Member Schwank, met in a noticed meeting to review the proposed sign package. Also in attendance were representatives from the Old Town Temecula Association. Both the Committee and the OTTA were supportive of the project.

On May 11, 2026, the Old Town Local Advisory Committee met in a noticed meeting to review the proposed sign package. The Committee was supportive of the project.

There are two phases to this project. The first, the design phase of which we are in now and is managed by Economic Development. Once the design has been approved, the project will move into phase 2, a Capital Improvement Project that is managed by Public Works.

ANALYSIS

There are 3 types of signage proposed:

1. Parking Structure Signage: An elegant custom sign would be fabricated to promote the City's parking garage as Public Parking.

2. Directory Signage (dedicated for pedestrian use): There are currently 3 directory signs in Old Town. The existing signs would be replaced to match the new structures. The proposal adds 2 additional signs (one near the parking structure and the other at the entrance of Old Town).

3. Wayfinding Signage (dedicated for vehicular use): Proposed signage to direct vehicles to public parking and major public facilities (such as City Hall).

ATTACHMENT: Old Town Wayfinding Sign Package

Old Town
TEMECULA

Wayfinder Sign System

Presented by:

Signage Design Guideline Objective

The intent of the sign program is to provide the guidelines necessary to achieve a visually cohesive, balanced and appealing signage environment in Old Town Temecula. The signage design guidelines identified in this document provide standards for use in the development for Old Town Temecula as part of the enhanced enrichment Site Development project. The intent of the standards is to establish criteria that will be the basis for the design of signage/graphics throughout the project and to insure that there is a consistent design image that contributes to the identity and promotes the quality that Old Town Temecula represents. It is intended that all signage has a coordinated design with organizational unity and overall visual identity . The signage should be an integral part of Old Town architecture, landscaping and compatible with lighting.

Program Components

These Signage Design Guidelines include standards for the following signage/graphics elements:

Wayfinding Directional Signs	**(Section 1)**
Wayfinding Parking Signs	**(Section 2)**
Directory Monument Signs	**(Section 3)**
Directory Monument Signs - Options	**(Section 3.2)**
Parking Garage ID	**(Section 4)**
Welcome Monument	**(Section 5)**
Rotary Trail Head ID	**(Section 6)**
Logo Option for all signs	**(Section 7)**

Logo:

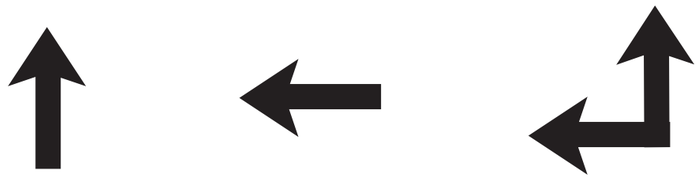
Old Town
TEMECULA

Font:

Neutra Display Bold

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm
Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz
0 1 2 3 4 5 6 7 8 9

Icons:



Materials:

6061 Marine Grade Aluminum will
be used throughout. Seams will be filled, sanded, etc

Graphics:

Lettering and logos will be direct printed to Powder Coated Surfaces. Direct printing to substrate offers vivid, crisp reproduction o text and images. The UV ink provides a durable, fade and scratch resistant finish to the signs.

Cardinal Powder Coat Finishes

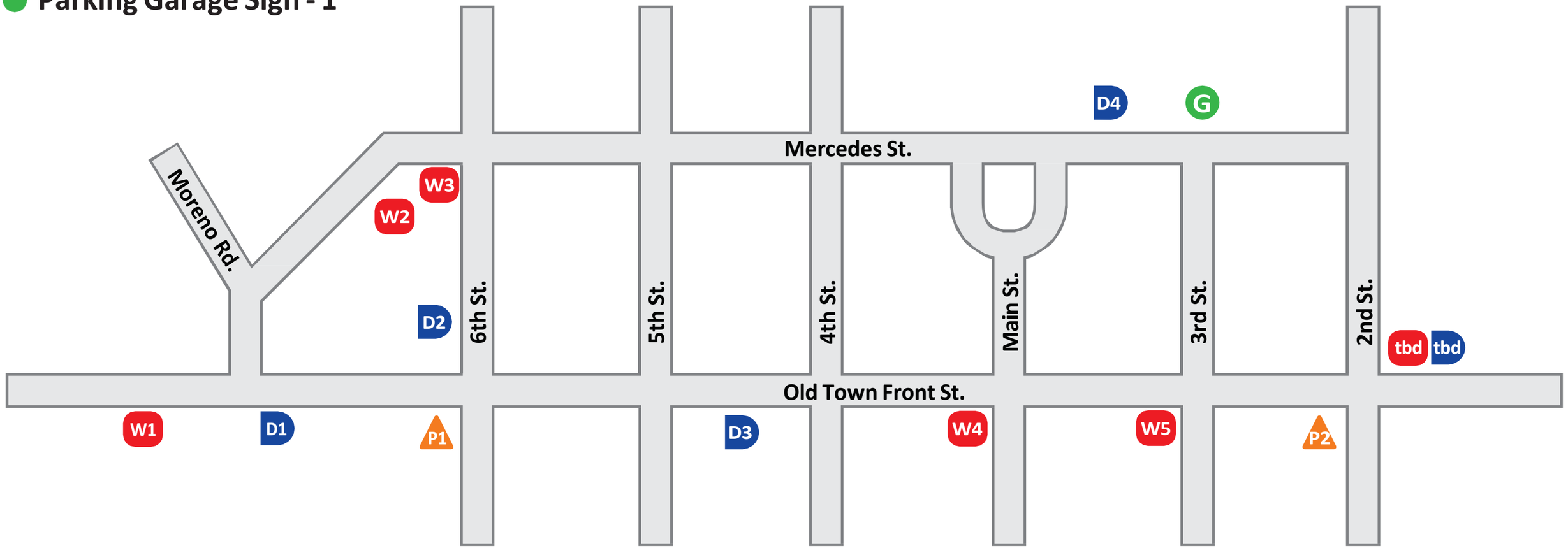
T291-BR251
Oil Rubbed Bronze Texture
o match exis(tTing finnishes)

T002-WH08
White 20% Gloss

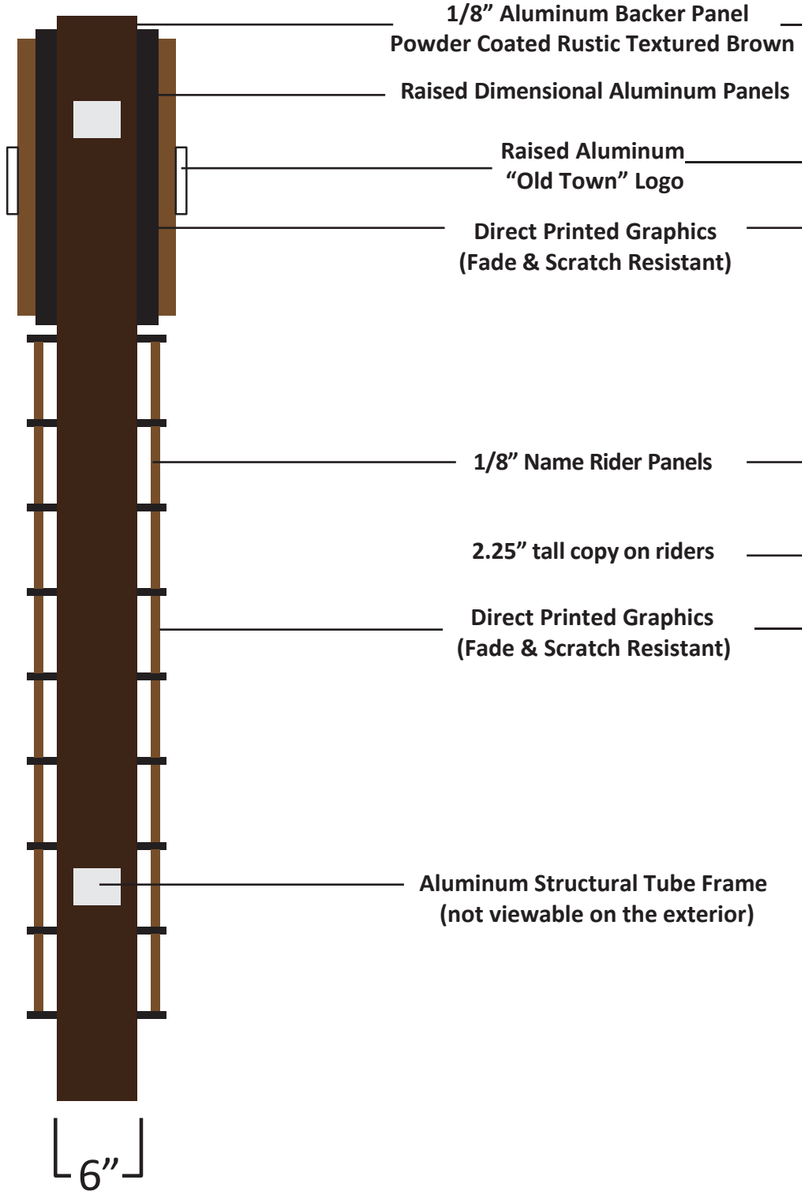
Brown
39/64/88/35

Paint color to
Match Pole

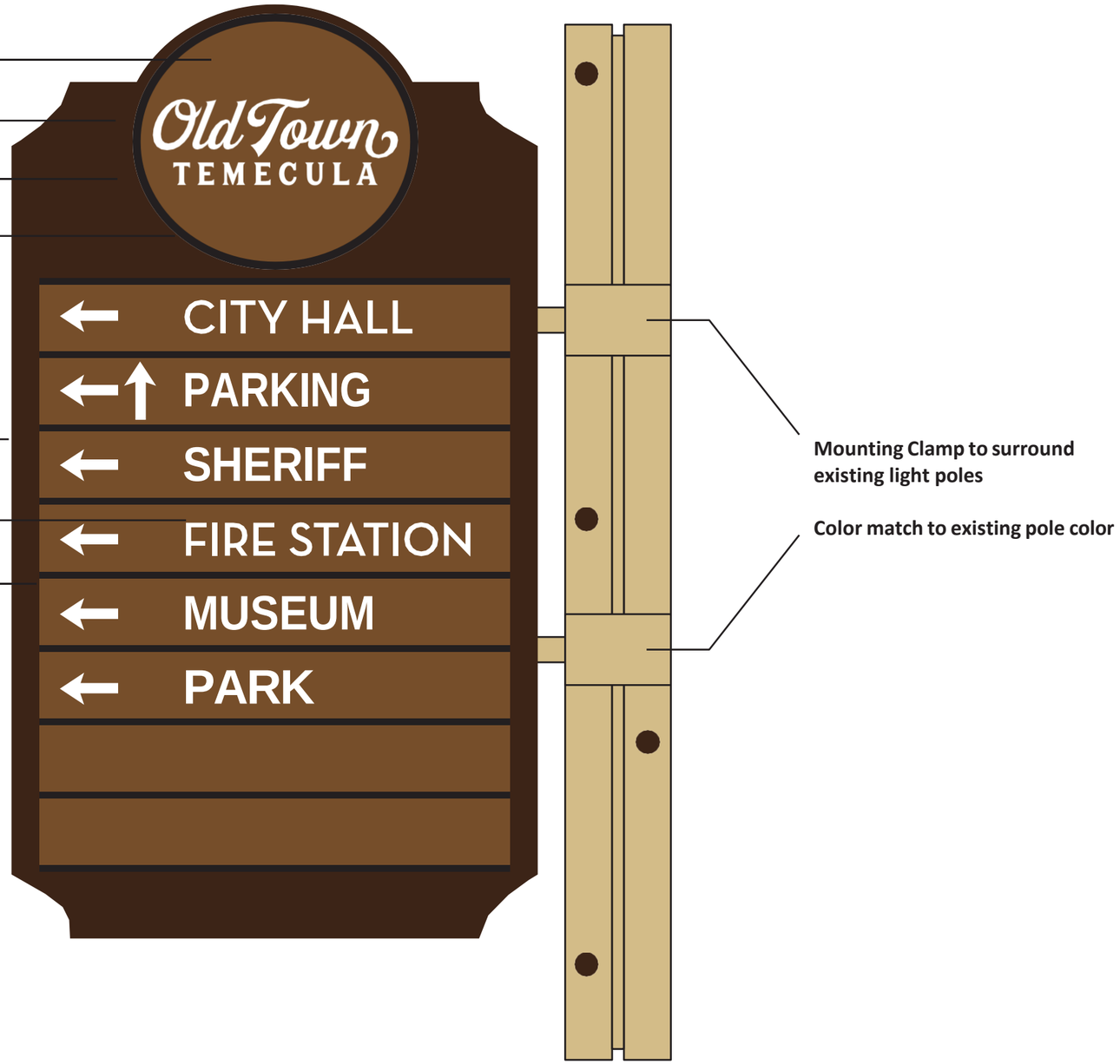
- **Wayfinding - 5**
- **Directory Signs - 4**
- **Parking Signs - 2**
- **Parking Garage Sign - 1**



Side view



Front view



Side 1



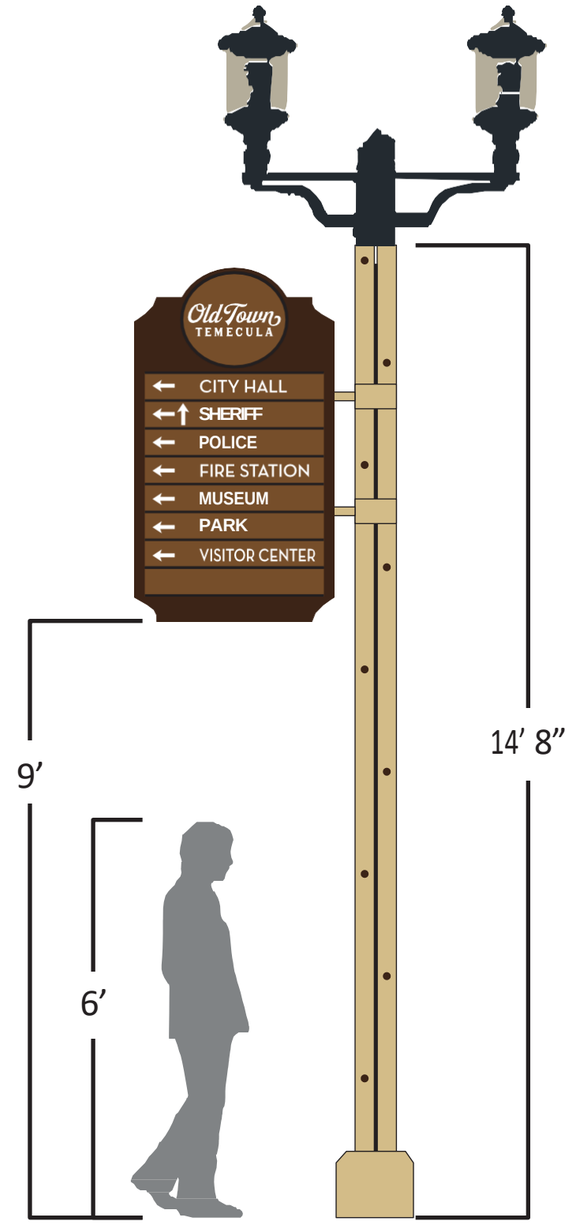
5”

Side 2



64”

36”





Before



After

Remove existing blue parking sign &
existing wayfinding sign.

Side 1



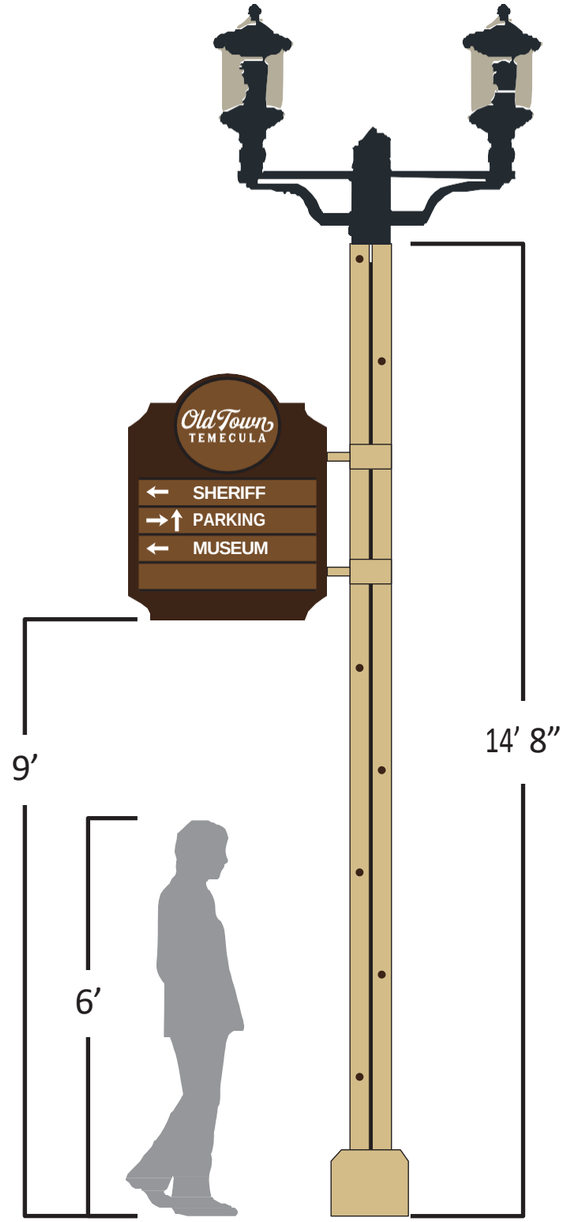
Side 2



5”

44.5”

36”



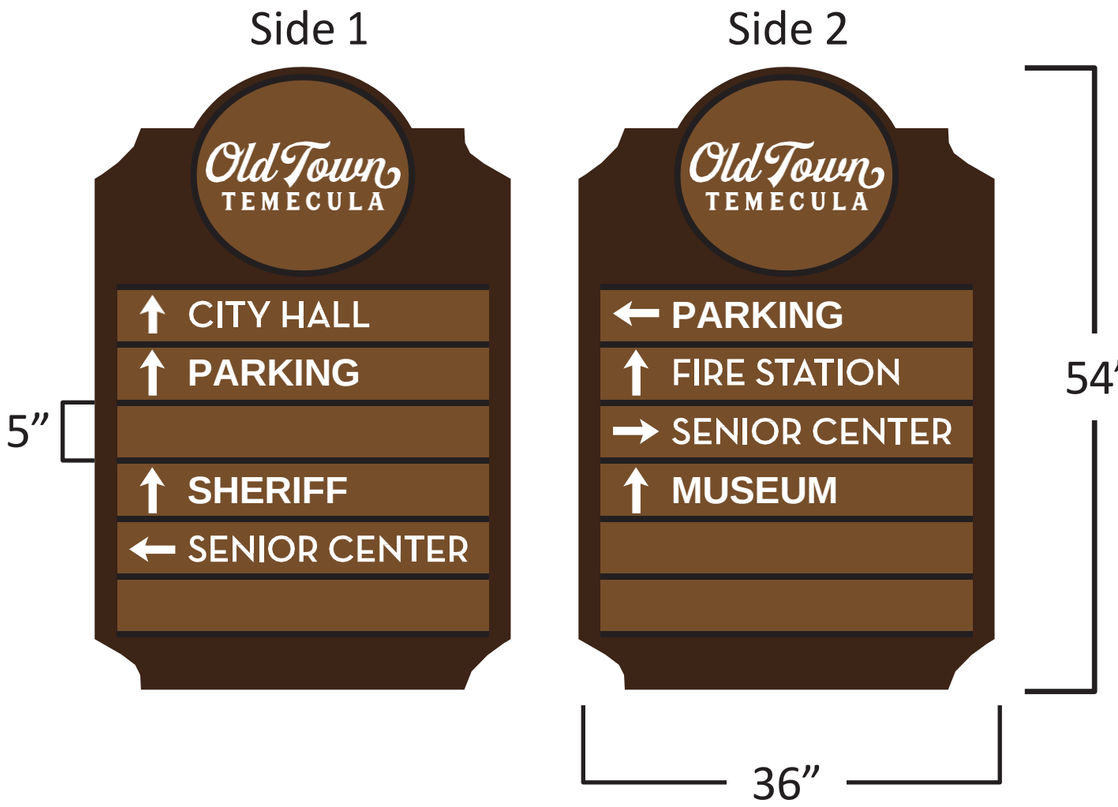


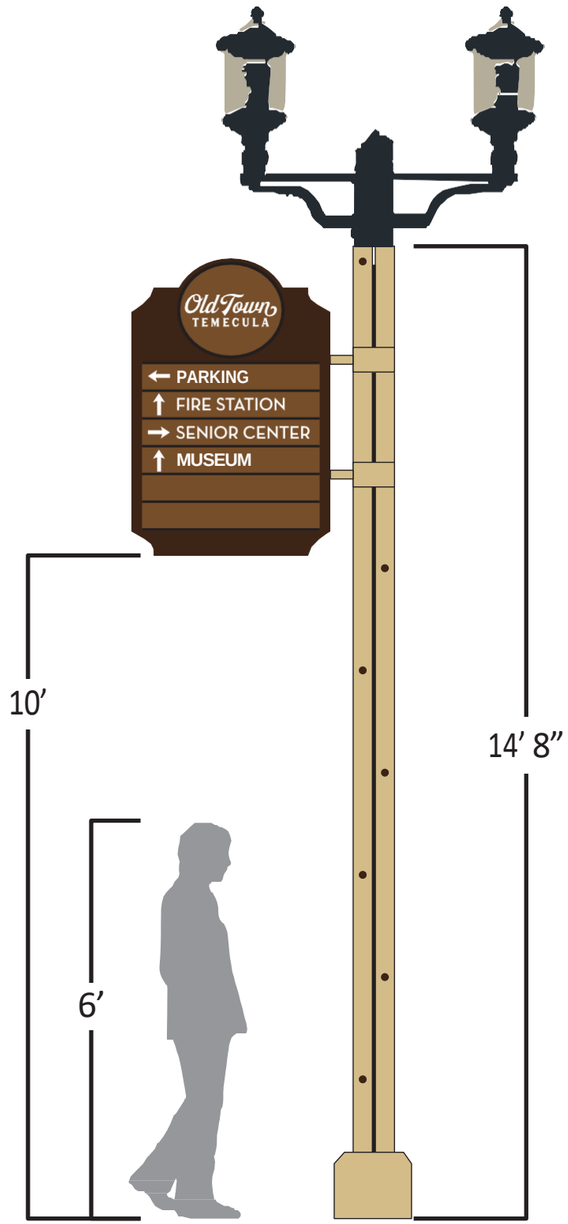
Before



After

Remove existing blue parking sign


Side 1
Side 2
Old Town TEMECULA
CITY HALL
PARKING
SHERIFF
SENIOR CENTER
PARKING
FIRE STATION
SENIOR CENTER
MUSEUM
5”
54”
36”


Old Town TEMECULA
PARKING
FIRE STATION
SENIOR CENTER
MUSEUM
10’
14’ 8”
6’



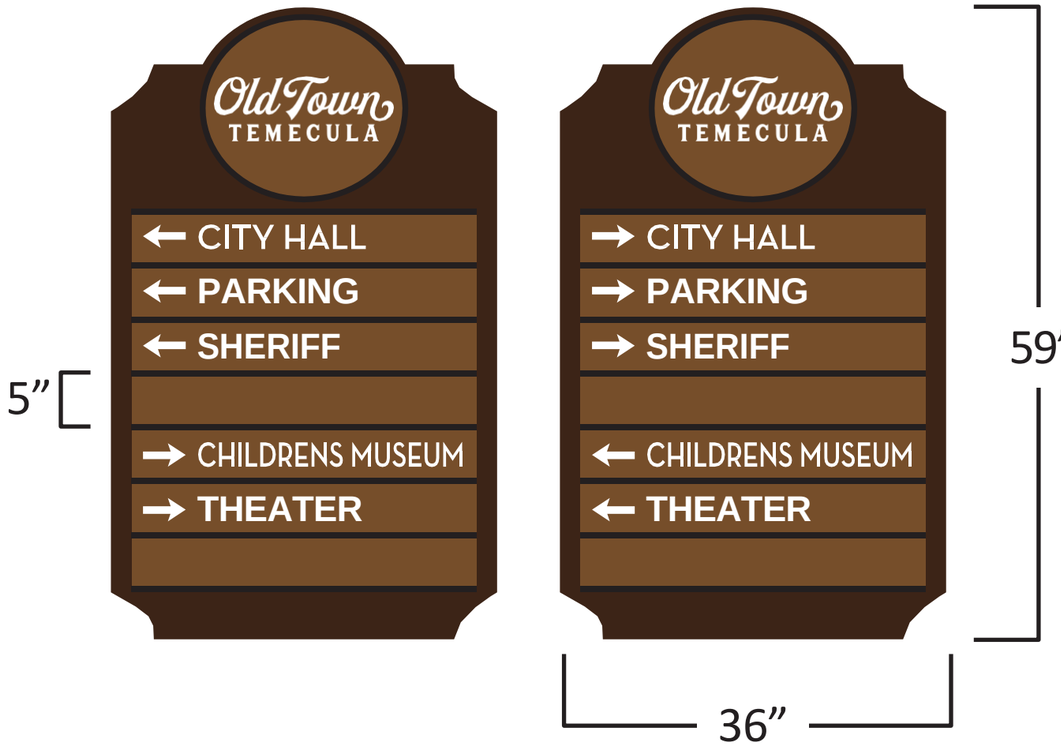
Before

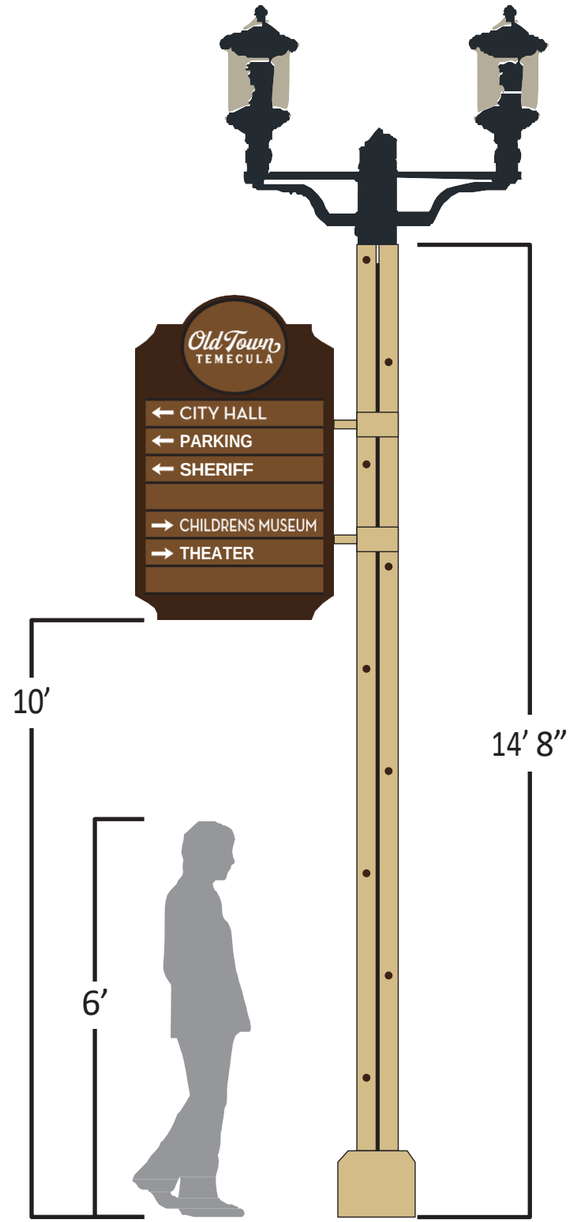


After

Side 1

Side 2


Old Town TEMECULA
CITY HALL
PARKING
SHERIFF
CHILDRENS MUSEUM
THEATER
Old Town TEMECULA
CITY HALL
PARKING
SHERIFF
CHILDRENS MUSEUM
THEATER
5”
59”
36”


Old Town TEMECULA
CITY HALL
PARKING
SHERIFF
CHILDRENS MUSEUM
THEATER
10’
14’ 8”
6’



Before



After

Remove existing blue wayfinding sign &
Historic 395 Route sign

Side 1



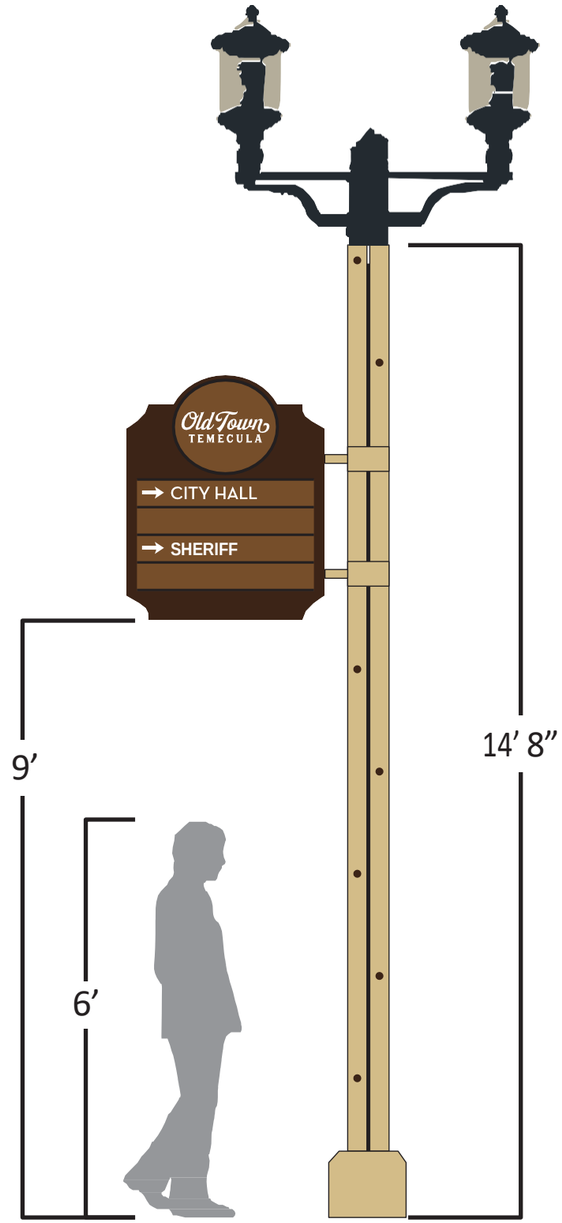
Side 2



5”

44.5”

36”



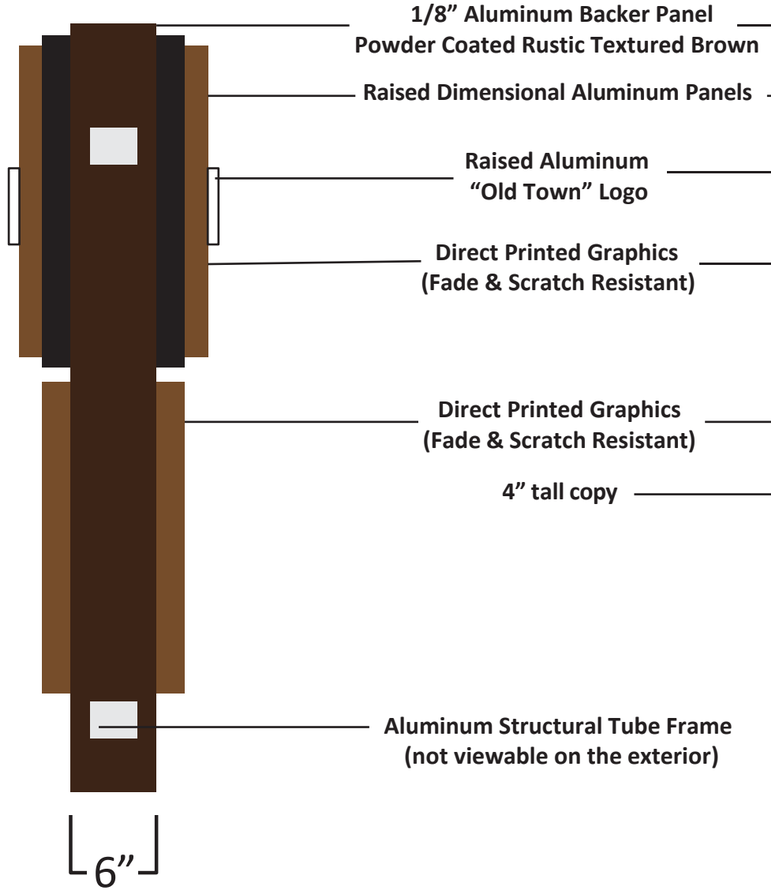


Before

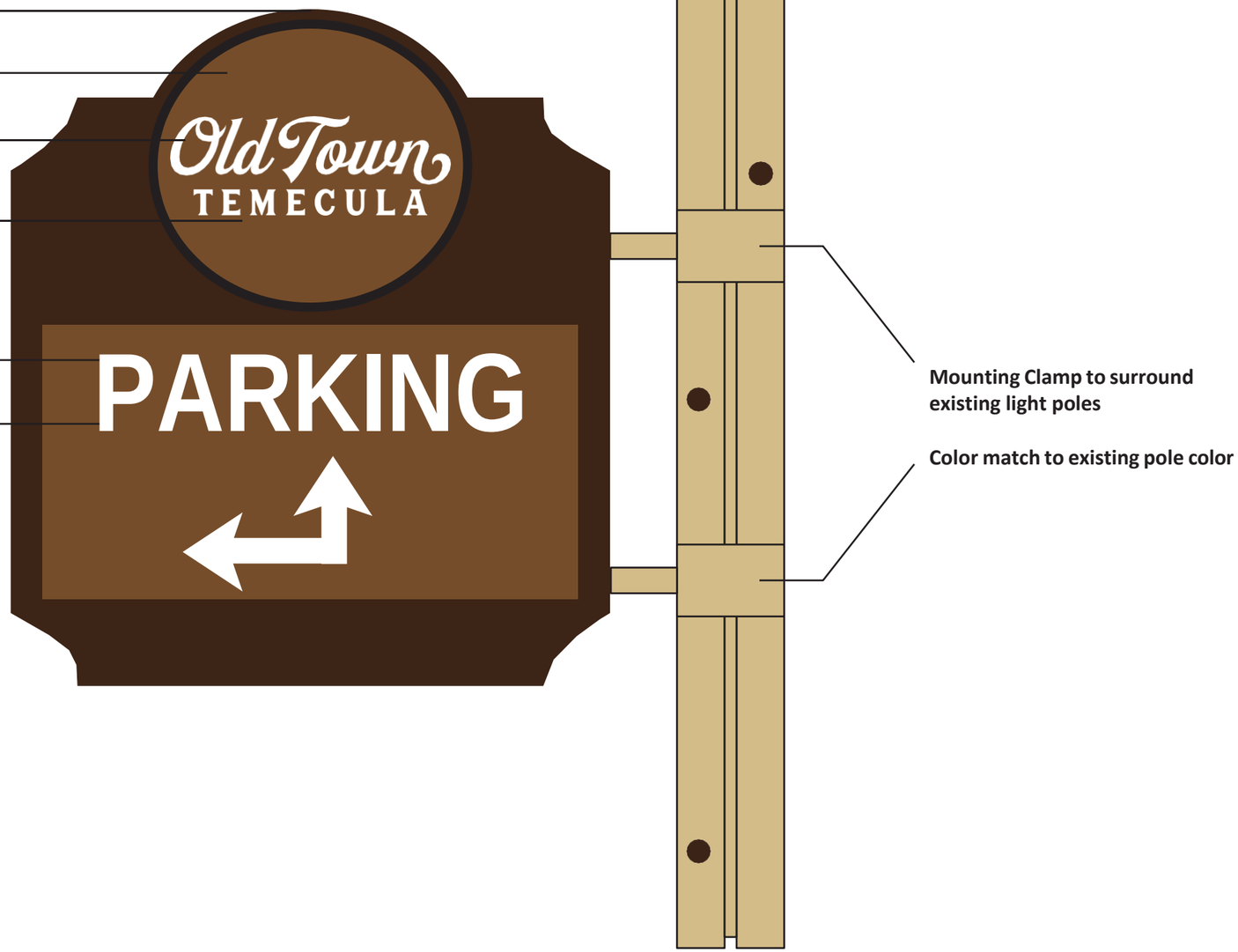


After

Side view



Front view

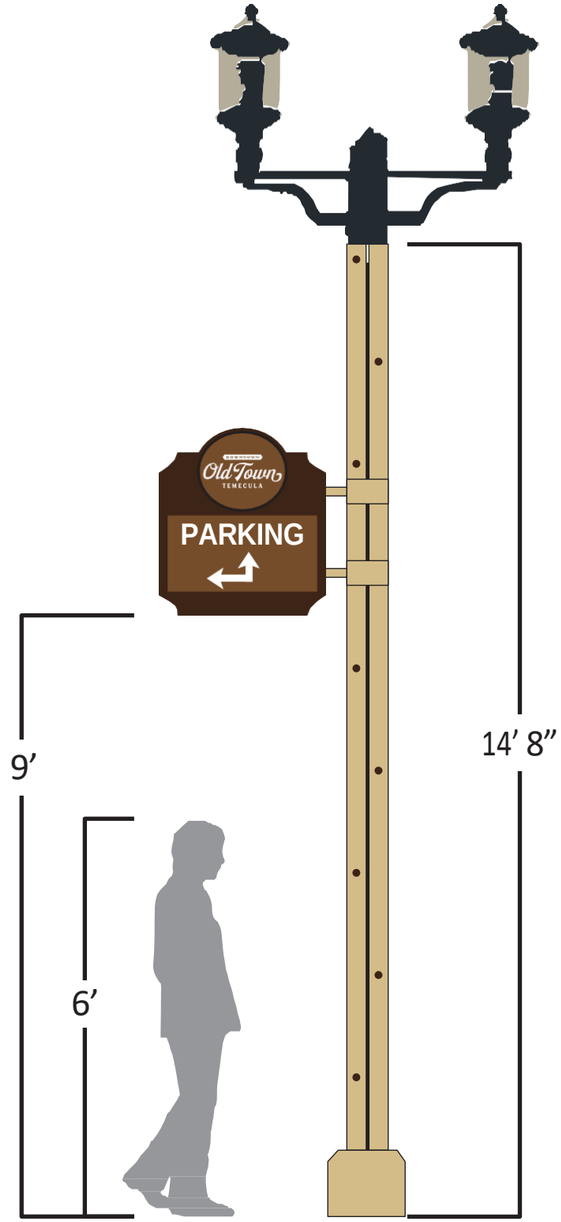


Side 1


Old Town
TEMECULA
PARKING

Side 2


Old Town
TEMECULA
PARKING


Old Town
TEMECULA
PARKING
34”
9’
14’ 8”
6’



Before



After

Remove existing Public Parking sign

Side 1

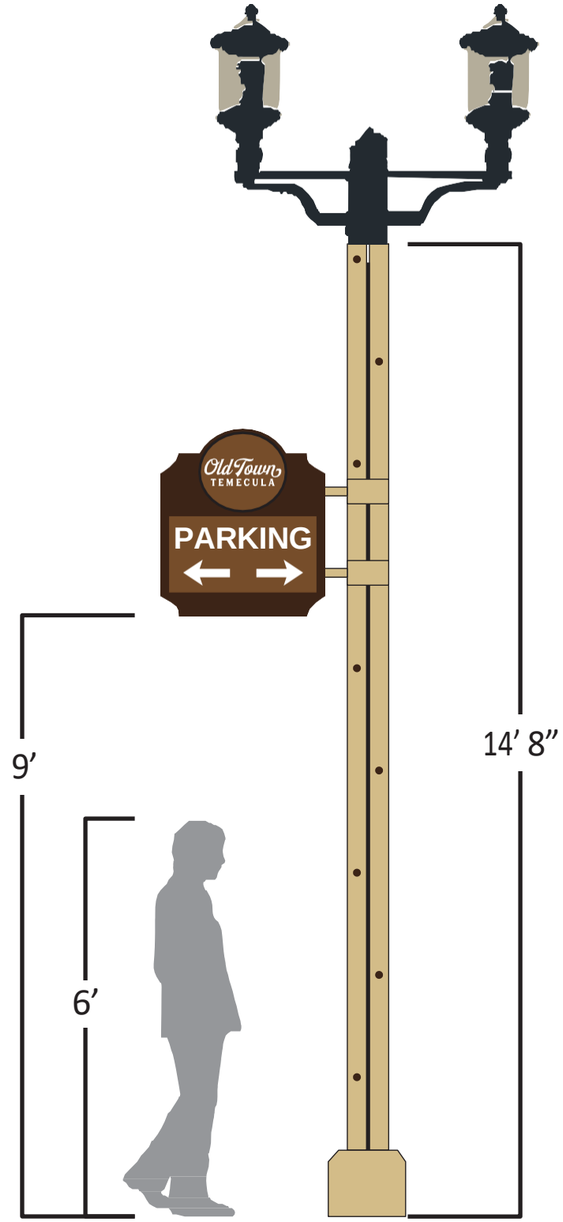


Side 2



34”

30”





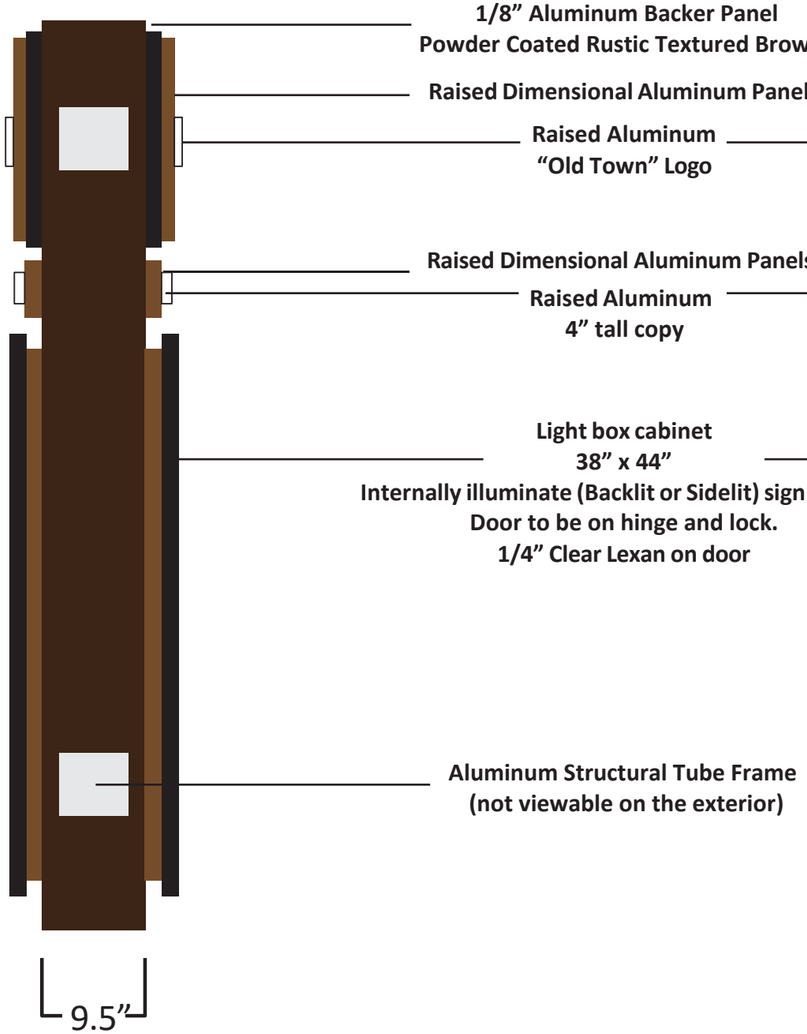
Before



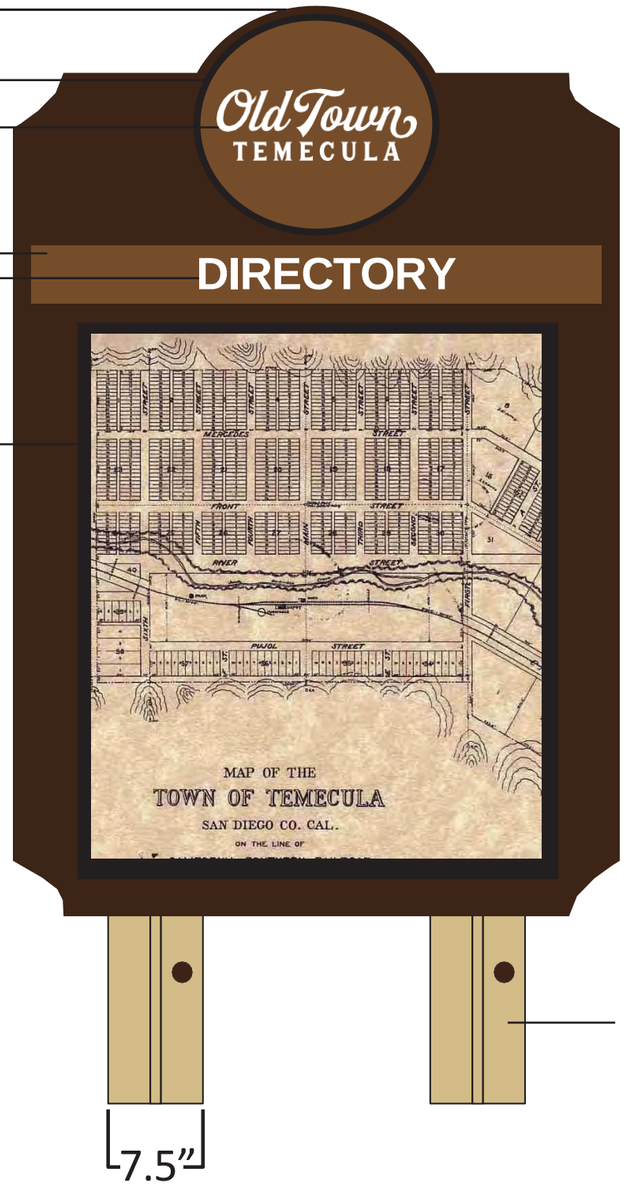
After

Remove existing Public Parking sign

Side view

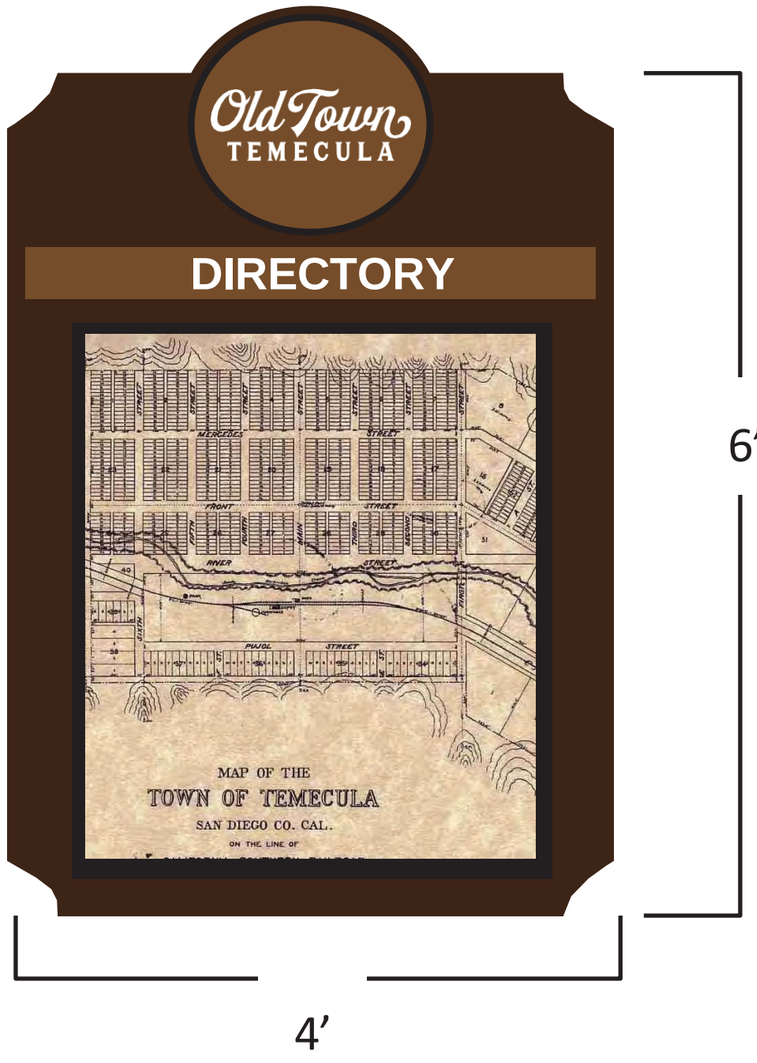


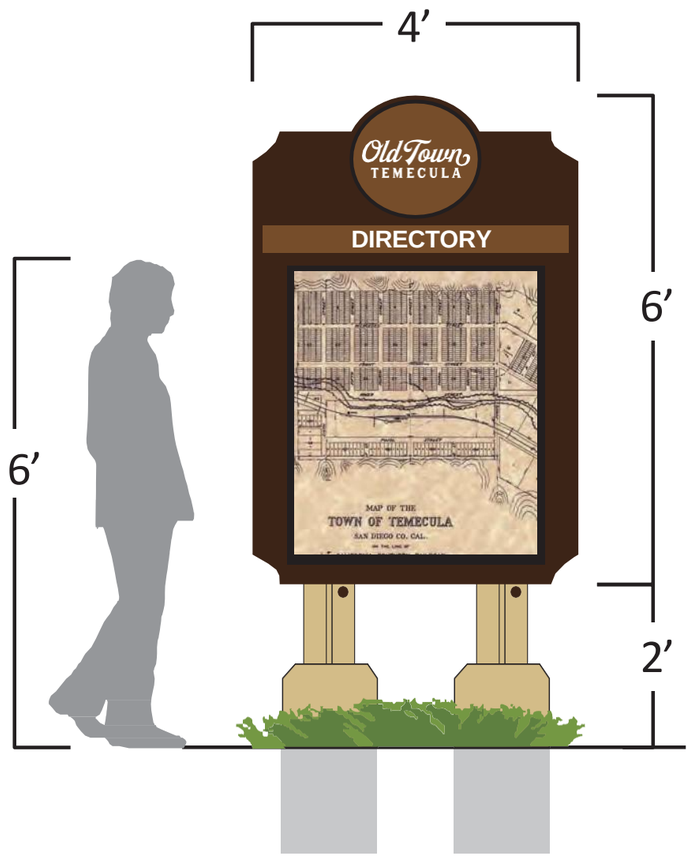
Front view



Map cabinet can either be internal side lit or entire map backlit

Double Sided
(same design front /back)







Before



After



Before



After

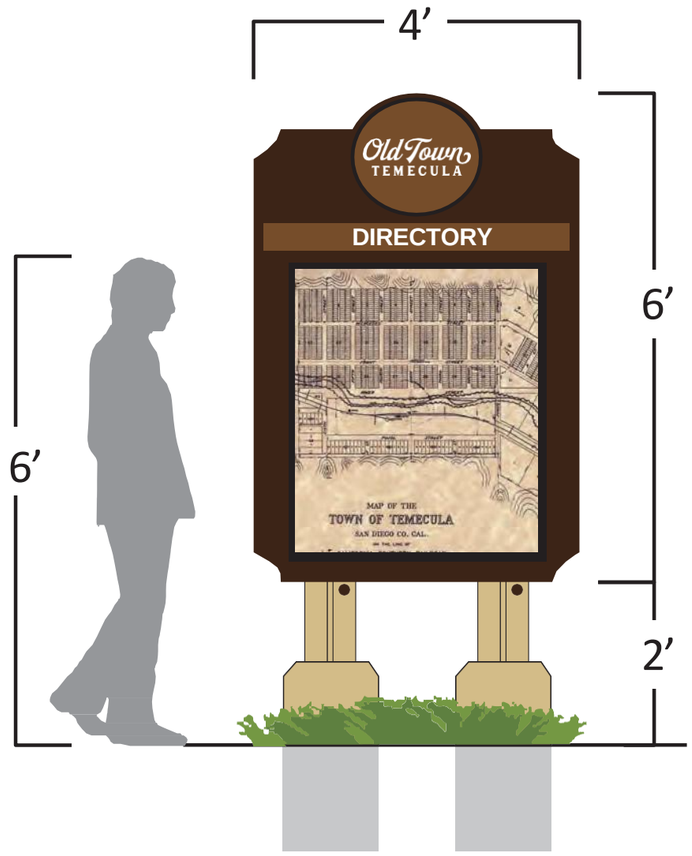
Remove existing Directory sign

Side 1


Old Town
TEMECULA
DIRECTORY
MAP OF THE
TOWN OF TEMECULA
SAN DIEGO CO. CAL.
ON THE LINE OF

Side 2


4’
Old Town
TEMECULA
6’


4’
6’
Old Town
TEMECULA
DIRECTORY
MAP OF THE
TOWN OF TEMECULA
SAN DIEGO CO. CAL.
6’
2’



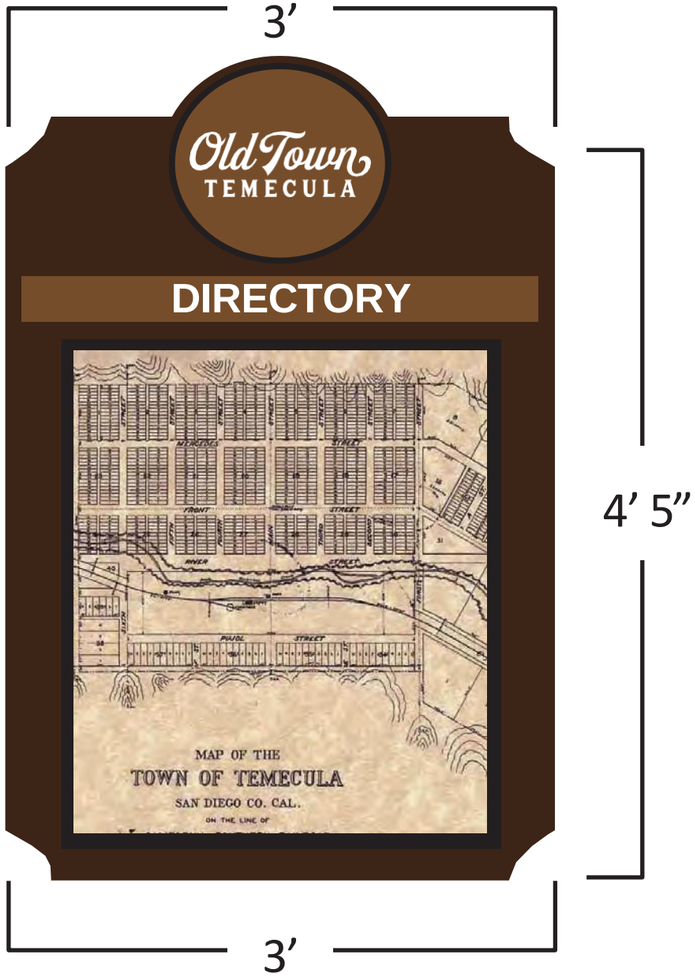
Before



After

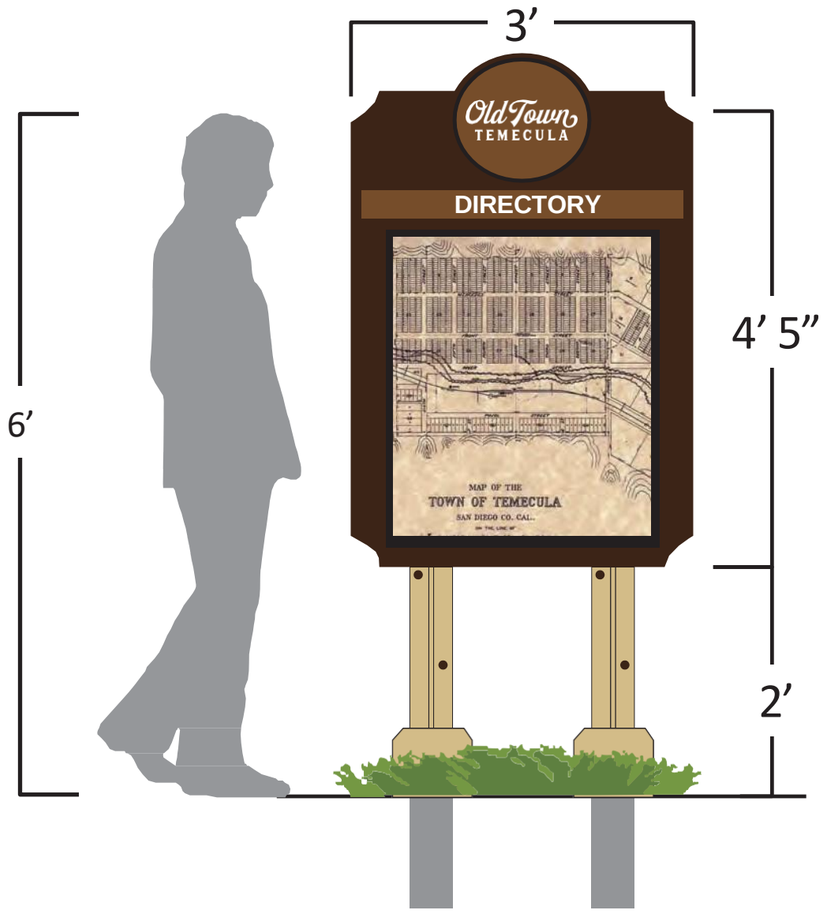
Remove existing Directory sign

Side 1


3’
Old Town
TEMECULA
DIRECTORY
MAP OF THE
TOWN OF TEMECULA
SAN DIEGO CO. CAL.
4’ 5”
3’

Side 2


Old Town
TEMECULA


6’
3’
Old Town
TEMECULA
DIRECTORY
MAP OF THE
TOWN OF TEMECULA
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4’ 5”
2’



Before



After

Remove existing Directory sign



Backlit



Backlit



Backlit Light Box



Edgelit Light Box



Edgelit

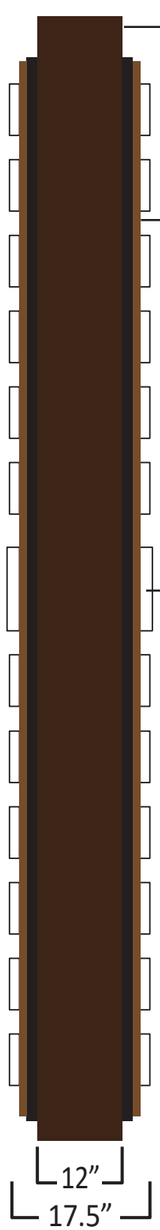


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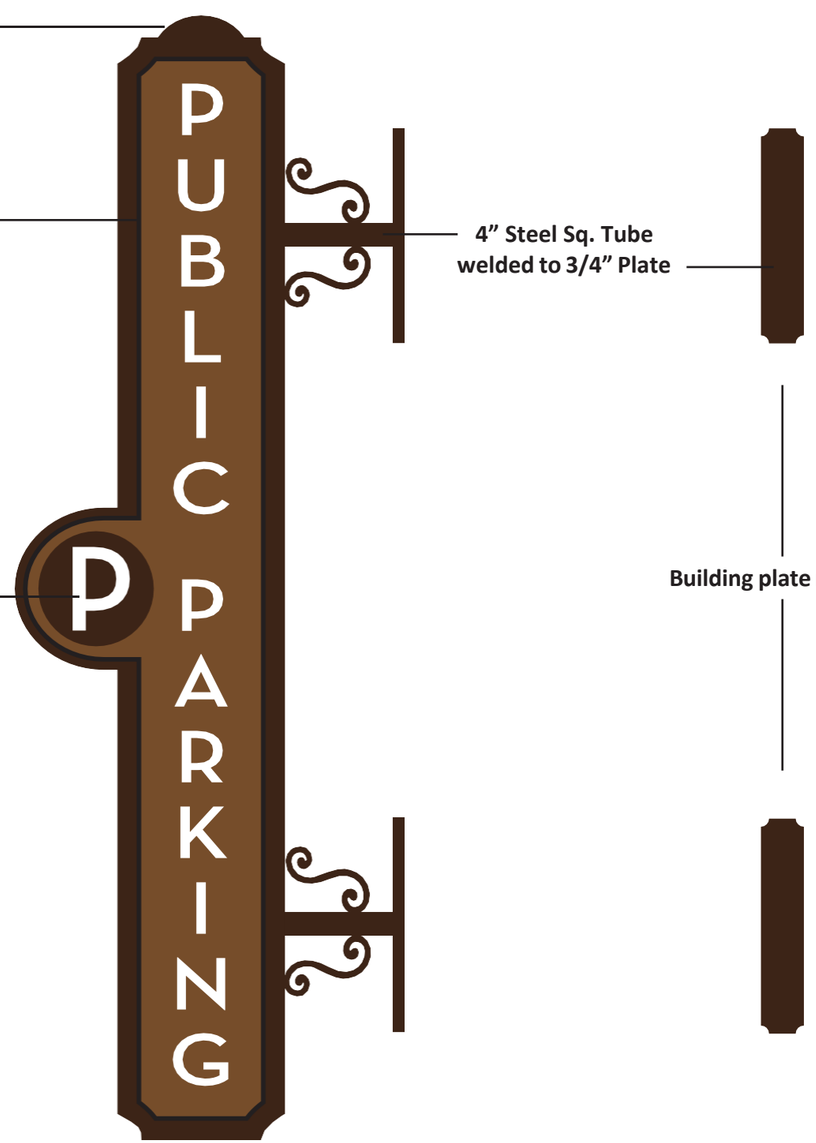


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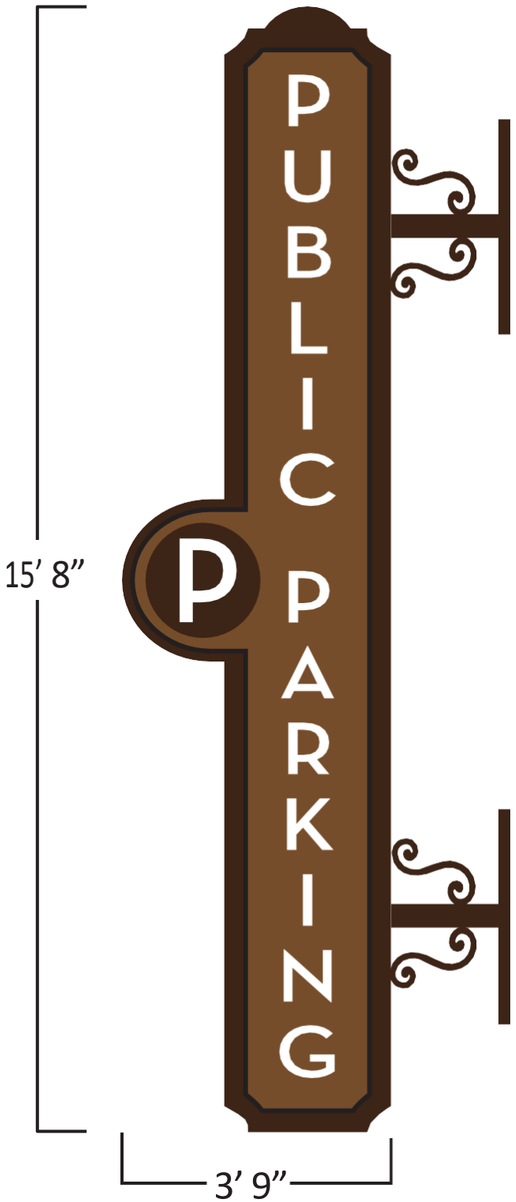
Side view



Front view



Side 1



Side 2



3D View





Current



Day time



Night time

STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION

TO:	Planning Commission Chairperson and members of the Planning Commission
FROM:	Matt Peters, Director of Community Development
DATE OF MEETING:	August 5, 2026
PREPARED BY:	Mark Collins, Senior Planner
PROJECT SUMMARY:	Long Range Planning Project Number LR24-0417, amending Title 17 (Zoning) as detailed in the proposed Ordinance attached here as Exhibit A.
RECOMMENDATION:	Adopt a Resolution recommending that the City Council adopt an Ordinance amending Title 17 of the Temecula Municipal Code
CEQA:	Categorically Exempt per CEQA Section 15061(B)(3)

BACKGROUND SUMMARY

The growth of online shopping, faster delivery, and the wide variety of goods available digitally have rapidly reshaped brick-and-mortar retail, pushing businesses to offer unique in-person experiences that online platforms cannot replicate. With the pandemic accelerating these changes, traditional retail patterns—such as predictable tenant turnover—have faded, and the once-purely transactional nature of in-store shopping has shifted as customers now research and purchase products online at their convenience. In response, many retailers have adopted "experiential retail" models that emphasize immersive, personalized, or exclusive in-store offerings, sometimes combining complementary uses or incorporating ancillary alcohol service. To address these emerging business formats, the proposed Ordinance introduces an "Alcohol Use Permit (AUP)" to provide flexible, discretionary oversight for ancillary alcohol uses within experiential retail environment.

On July 23rd, 2024 the City Council adopted Ordinance No. 2024-03, which among other things, implemented a number of new policies related to alcohol based on a series of public workshops after a number of alcohol related incidents in the City, specifically Old Town. This proposed Ordinance is an effort to further implement that direction responsibly while ensuring the City has appropriate tools support the City's economic engine.

This proposed Ordinance would, if adopted, implement a new AUP specific to businesses that provide ancillary alcohol uses outside of more established uses such as restaurants serving beer and wine, grocery stores, and similar retail establishments which are largely permitted by right. Such permitted by right uses would not be impacted by this proposed Ordinance and would not be subject to its requirements.

This new AUP is intended for all uses that involve alcohol, that are not permitted by right, moving forward. AUP's function similarly and are reviewed by the same departments as other land use permits, as such will have the same fee. The primary difference being, that any AUP is issued to the individual or business, meaning it does not "run with the land," and is not transferrable. Any AUP issued automatically expires after 1 year of the approved use being discontinued. If the use is not discontinued, the AUP will remain in effect unless it is revoked by the City after notice and hearing.

The Planning Commission would be the approval authority, which is similar to the current CUP process. The Planning Commission would be able to condition such permits appropriately. The review and revocation process is streamlined to ensure the City has a prompt tool to address any establishments that are noncompliant with their AUP or pose a risk to public safety.

Businesses that have been issued a valid Conditional Use Permit (CUP) as of adoption of this ordinance, would continue to operate under that CUP in accordance with all conditions, requirements and standards as imposed. Such businesses would not be impacted by this proposed Ordinance.

Staff met with the Planning Commission General Plan Update Subcommittee (Chair Turley-Trejo and Commissioner Matics) on March 4, 2026 and presented a draft Ordinance.

Additionally, staff met with the City Council General Plan Update Ad hoc Subcommittee (MPT Rahn and Councilmember Kalfus) on March 10, 2026 and presented a draft Ordinance.

Listed below is a summary of the proposed changes, each of which is discussed in greater detailed in the analysis section, which follows:

Changes to Title 17

Table 17.03.010 (Planning and Zoning Approval Authority)

1. Amend the table to include "Alcohol Use Permit" as a new permit type, approved by the Planning Commission at a public hearing. Additionally, it makes minor typographical corrections and adds language requiring alcohol uses to obtain an AUP if not permitted by right.

§ 17.04.015 (Alcohol Use Permits)

2. Add a new section implementing the Alcohol Use Permit (AUP) program to include application requirements, authority, findings, expiration, revocation and appeal, etc.

§ 17.09.040 C (1) (Land Use Requirements)

3. The proposed Ordinance would amend this section to clarify that AUP's will be required for alcohol serving establishments as opposed to a CUP, as required.

§ 17.09.060 A (1) p. (Alcoholic Beverage Sales Operational Standards)

4. Amend the section to clarify that the approval authority is specified in Table 17.03.010 (Planning and Zoning Approval Authority).

§ 17.09.060 B (10) (Alcoholic Beverage Sales Operational Standards)

5. Amend the section to include "mixed-use" zone as an additional location where the separation requirement between such uses does not apply, if both exist in such a zoning district.

§ 17.09.070C(4)d (Specific Alcohol Regulations)

6. Amend the section to include AUP's, this would be in addition to CUP's as being subject to the revocation of such a permit should a permittee violate the Municipal Code.

ANALYSIS

Outlined below is the explanation for the proposed amendments:

1. Table 17.03.010 (Planning and Zoning Approval Authority)

   The inclusion of the AUP to the table would include references to Note 1 which requires a public hearing, and a new "Note 7" which requires compliance with Chapter 17.09 (Alcohol). This approval process was selected to streamline permitting of alcohol uses, while keeping the ability to condition the project appropriately, and still ensuring flexibility for new businesses proposing new and evolving uses that include alcohol sales and/or consumption. Additionally, would make minor typographical corrections and add language requiring alcohol uses to obtain an AUP if not permitted by right, not a CUP.

2. § 17.04.015 (Alcohol Use Permits.)

   The proposed Ordinance would add the above referenced section to Chapter 17.04 (Permits). This section includes its stated purpose and intent, provides application requirements, clearly states the approval process and authority (Planning Commission) and the findings that need to be made for such an applications approval. Additionally, this Section provides guidance and requirements for revocation, appeal, and modification to an

AUP. This approach was selected as staff feels it balances the City's First Core Value (A Safe and Prepared Community) with the reality of a changing retail environment.

3. § 17.09.040(C) (Land Use Requirements)

   The current process for alcohol uses not permitted by right, is for the application of a CUP, which has been a common approach in planning for many years across many municipalities. CUP's are a time-tested permitting process for uses, in this case alcohol uses, that have some special impact or uniqueness that cannot be determined in advance of the use. This AUP process incorporates the analysis while ensuring the City can respond in a more timely manner to concerns that could negatively impact public safety.

4. § 17.09.060(A)1(p.) (Ancillary Use)

   As currently codified in this Section, it is stated without ambiguity that the "bar area" for an ancillary use is permitted through a CUP. As proposed, this Ordinance would refer such uses to Table 17.03.010 (Planning and Zoning Approval Authority) which is a more appropriate reference as there are more than one approval authority based on the proposal and this change reflects that reality.

5. § 17.09.060 (B)10 (Standards for establishments that offer the sale alcohol for on-site consumption, regardless of ABC license type.)

   Currently there are requirements for establishments that sell alcohol to be located at least six hundred (600) feet from a religious institution, school, daycare or public park. There is an exemption to this requirement for such institutions that are located within the same zoning district as an establishment that serves alcohol. More plainly, a listed use above (school, park, etc.) located within a commercial zoning district cannot preclude a businesses that sells alcohol. Such businesses would go through the AUP process and would be conditioned appropriately by the approving authority. This proposed Ordinance would amend this section to include mixed-use zoning districts. Mixed use zones allow for a mix of residential and commercial uses and is being added to clarify commercial property rights in a mixed use zone.

6. § 17.09.070(C) (Alcoholic Beverage Sales Operational Standards.)

   This section currently states, in summary, that failure to comply with the Municipal Code may result in the revocation of a CUP. This proposed Ordinance would add the proposed AUP to this section holding both to the same standard. This is required of all businesses and permit holders who operate within the City.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *Press Enterprise* on July 23, 2026.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review.

This ordinance is exempt from the California Environmental Quality Act (CEQA) as there is no possibility the proposed ordinance would have a significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The Code Amendments impose regulations on existing uses, but do not increase the intensity or density of any land use or allow any development where it was not otherwise permitted. Staff recommends that a Notice of Exemption be prepared and filed in accordance with CEQA and the State CEQA Guidelines.

ATTACHMENTS:

1. PC Resolution
2. Exhibit A - Draft City Council Ordinance
3. Notice of Public Hearing

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO IMPLEMENT AN ALCOHOL USE PERMIT (AUP), AND MAKE A FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3)"

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. City staff identified the need to make revisions and clarifications to portions of Title 17 (Zoning) of the Temecula Municipal Code.

B. The Planning Commission, at a regular meeting, considered the proposed amendments to Title 17 (Zoning) of the Temecula Municipal Code on August 5, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to, and did testify either in support or opposition to this matter.

C. The proposed amendments to Title 17 are consistent with the City of Temecula General Plan, and each element thereof.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission recommended that the City Council adopt the Ordinance attached hereto as Exhibit "A".

E. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Further Findings. In recommending adoption of the proposed Ordinance, the Planning Commission of the City of Temecula does hereby make the following additional findings as required by Section 17.01.040 ("Relationship to General Plan") of the Temecula Municipal Code:

1. The proposed use is allowed in the land use designation in which the use is located, as shown on the land use map, or is described in the text of the general plan.

   The proposed changes to Title 17 include implementing an alcohol use permit process for establishments involving the sale or service of alcoholic beverages. These changes provide a permitting mechanism to allow the Planning Commission to evaluate alcohol-related uses on a case-by-case basis and impose conditions of approval as appropriate. These changes are imposing requirements on existing uses, rather than allowing a use

where it was not previously permitted. Inclusion of consistent standards for establishments that sell alcohol furthers Goal 1 of the Land Use Element which specifies "A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses." The amendments to the standards for establishments that offer the sale of alcohol for on-site consumption clarify that the distance requirement from sensitive uses (religious institutions, schools, day care centers, and public parks that does not apply to commercial uses, similarly does not apply to mixed-use.

2. The proposed uses are in conformance with the goals, policies, programs and guidelines of the elements of the general plan.

   The proposed Ordinance implements consistent standards for establishments that sell alcohol, which furthers Goal 3 of the Public Safety Element which is to provide "A safe and secure community free from the threat of personal injury and loss of property."

3. The proposed uses are to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

   The proposed amendments to Title 17 of the Temecula Municipal Code do not propose any land use that is inconsistent with the Temecula General Plan. The proposed changes implement a new alcohol permitting mechanism on alcohol-related uses that are presently permitted and furthers Goal 2 of the adopted General Plan which states, "Orderly and efficient patterns of growth that enhance quality of life for Temecula Residents."

Section 3. Environmental Compliance. In accordance with the California Environmental Quality Act, the proposed Ordinance No. 2026- is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, Section 15061 (b) (3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. The Code Amendments impose regulations on existing uses, but do not increase the intensity or density of any land use or allow any development where it was not otherwise permitted. The Planning Commission, therefore, recommends that the City Council of the City of Temecula adopt a Notice of Exemption for the proposed ordinance.

Section 4. Recommendation. The City of Temecula Planning Commission hereby recommends the City Council approve Planning Application No. LR24-0417, a proposed Citywide Ordinance as set forth on Exhibit "A", attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 5th day of August 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Matt Peters, Secretary of the Planning Commission, do hereby certify that the forgoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 5th day of August, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO IMPLEMENT AN ALCOHOL USE PERMIT (AUP), AND MAKE A FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine, and declare that:

A. City staff identified the need to make revisions and clarifications to portions of Title 17 (Zoning) of the Temecula Municipal Code.

B. The code amendments are being made to address evolving changes to the retail, dining, and entertainment sectors, including changing consumer demand patterns, the increasing integration of alcohol beverage service within traditional retail establishments, and the emergence of new and evolving business models involving the sale and service of alcoholic beverages.

C. The code amendments are intended to establish a permitting mechanism whereby the Planning Commission may evaluate alcohol-related uses on a case-by-case basis, ensuring compatibility with surrounding uses, and impose reasonable operational conditions tailored to the specific characteristics of each business.

D. The code amendments are further intended to provide flexibility for evolving business models and commercial uses while ensuring appropriate regulatory oversight of establishments involving alcoholic beverage sales in a manner that protects the public health, safety, and welfare and maintains the high quality of life enjoyed by Temecula residents.

E. As required by State law, the Planning Commission considered the proposed amendments to Title 17 (Zoning) of the Temecula Municipal Code ("Ordinance") on August 5, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support of or opposition to this matter.

F. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted PC Resolution No. 2026-___, recommending that the City Council adopt the Ordinance.

G. The City Council, at a regular meeting, considered the Ordinance on August 25, 2026, at a duly noticed public hearing, as prescribed by law, at which time the City Staff and

interested persons had an opportunity to and did testify either in support or opposition to this matter.

H. Following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council.

Section 2. Further Findings. The City Council, in approving the proposed Ordinance, hereby makes the following additional findings as required by Section 17.01.040 ("Relationship to General Plan") of the Temecula Municipal Code:

1. The proposed uses are allowed in the land use designation in which the use is located, as shown on the land use map, or is described in the text of the general plan.

The proposed changes to Title 17 include implementing an alcohol use permit process for establishments involving the sale or service of alcoholic beverages. These changes provide a permitting mechanism to allow the Planning Commission to evaluate alcohol-related uses on a case-by-case basis and impose conditions of approval as appropriate. These changes are imposing requirements on existing uses, rather than allowing a use where it was not previously permitted. Inclusion of consistent standards for establishments that sell alcohol furthers Goal 1 of the Land Use Element which specifies "A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses." The amendments to the standards for establishments that offer the sale of alcohol for on-site consumption clarify that the distance requirement from sensitive uses (religious institutions, schools, day care centers, and public parks that does not apply to commercial uses, similarly does not apply to mixed-use.

2. The proposed uses are in conformance with the goals, policies, programs and guidelines of the elements of the general plan.

The proposed Ordinance implements consistent standards for establishments that sell alcohol, which furthers Goal 3 of the Public Safety Element which is to provide "A safe and secure community free from the threat of personal injury and loss of property."

3. The proposed uses are to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

The proposed amendments to Title 17 of the Temecula Municipal Code do not propose any land use that is inconsistent with the Temecula General Plan. The proposed changes implement a new alcohol permitting mechanism on alcohol-related uses that are presently permitted and furthers Goal 2 of the adopted General Plan which states, "Orderly and efficient patterns of growth that enhance quality of life for Temecula Residents."

Section 3. Environmental Findings. The City Council hereby finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of the Ordinance would have a significant impact on the environment. The Ordinance establishes an alcohol use permitting process to allow the sale or service of alcohol in new or existing establishments. The Ordinance does not allow new uses where they otherwise would not be permitted and, therefore, there is no

possibility that the adoption of the Ordinance will have a significant effect on the environment. The Community Development Director is hereby directed to file a Notice of Exemption in accordance with CEQA and the State CEQA Guidelines.

Section 4. Table 17.03.010 of Chapter 17.03 (Administration of Zoning) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text and deletions appearing in strikethrough), with all other provisions of Table 17.03.010 remaining unchanged:

Table 17.03.010				
Planning and Zoning Approval Authority				
Application	**Administrative Approval**	**Planning Director**	**Planning Commission**	**City Council**
General plan amendment			Recommendation[1]	X[1]
Zoning amendment: text changes			Recommendation[1]	X[1]
Zoning amendment: map changes			Recommendation[1]	X[1]
Zoning amendment: specific plan, includes specific plan amendments			Recommendation[1]	X[1]
Conditional use permit (CUP)— existing building		X[1,2]		
Conditional use permit with a development plan		X[1,2,3]	X[1,3]	
CUP modification (all changes)		X[1,6]		
Development plan (10,000 sq. ft. or greater)			X[1]	
Development plan (less than 10,000 sq. ft.)		X[1]		
Alcohol Use Permit (AUP)			X[1, 7]	
Major modifications	X[2,4]		X[1,4]	
Minor modifications	X[2]			
Administrative development plan	X[2]			
Home occupation plan	X[2]			
Minor exceptions	X[2]			
Sign permits	X[2]			

Sign programs, including sign program modifications	X[2]			
Temporary use permits	X[2]			
Variance			X[1]	
Accessory dwelling unit	X[5]			
Hillside development permit			X[1]	
Notes:				
1. Requires consideration at a noticed public hearing.				
2. For matters that are considered to have special significance or impact, the D~~d~~irector of Community Development ~~planning~~ may refer such items to the Planning Commission for consideration.				
3. Conditional use permits without development plans are approvable by the director of planning. Conditional use permits with development plans are approvable by hearing body required for the development plan.				
4. Major modifications of projects which were approved by the Planning Commission or city council shall be considered by the original approval body. Increases in building square footage that results in a building larger than 10,000 square feet shall be considered by the Planning Commission.				
5. State law requires the administrative consideration of secondary dwelling units. These applications cannot be promoted to the Planning Commission.				
6. Any proposed modification to an existing CUP shall require all entertainment and alcohol provisions contained therein to be removed and CUP modified to comply with Chapter **9.10** (Entertainment License) and Chapter **17.09** (Alcohol), without exception.				
7. An AUP is required for all alcohol uses except those allowed by right in the Municipal Code or Specific Plan and shall comply with Chapter 17.09 (Alcohol)				
For a development application that requires more than one permit or approval, the approving authority for the entire application shall be the highest level of approval for any portion of the application. Any alcohol use not permitted by right shall require approval of an AUP pursuant to Chapter 17.04.				

Section 5. Section 17.04.015 (Alcohol Use Permit) is hereby added to Chapter 17.04 (Permits) of Title 17 (Zoning) of the Temecula Municipal Code to read as follows:

"§ 17.04.015 Alcohol Use Permits.

A. Purpose and Intent. An alcohol use permit or "AUP" is intended to allow the establishment of alcohol uses that are not permitted by right which, by their nature, have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the alcohol use being proposed for a particular location. The AUP provides the city with the means to review the location, design, configuration of uses, operations, and potential impact and compatibility with the surrounding area through a review and approval process.

It is the intent to require all alcohol uses not permitted by right to be permitted through an AUP. Instances where multiple applications are required or proposed, the alcohol component shall be permitted only through an AUP unless otherwise permitted by right.

No AUP approved by the Planning Commission shall have any force or effect until the applicant thereof actually receives such permit signed by the Director of Community Development designating the conditions of its issue thereon, and executes their written consent or otherwise consents to the conditions imposed. No permit shall be issued until the time for filing an appeal as provided in Section 17.03.090 has expired, or in the event of such appeal, after the final determination thereof by the respective authority.

B. Application Requirements. Applications for AUP's shall be completed in accordance with § 17.03.010. In the event multiple applications are submitted or multiple approvals are needed, the approving authority for the highest level of approval shall act on the application; however, any and all alcohol use(s) not permitted by right shall only be permitted through an AUP. Applications from an AUP shall be accompanied by payment of the applicable fee established by resolution of the City Council.

C. Authority. AUPs shall require a public hearing before the Planning Commission.

D. Findings.

1. To approve or conditionally approve an AUP, the Planning Commission must make the following findings:

    a. The proposed use is consistent with the general plan and development code.

    b. The proposed AUP is compatible with the nature, condition, and development of adjacent uses, buildings, and structures and the proposed use will not adversely affect the adjacent uses, buildings, or structures.

    c. The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and those required as a condition of approval.

    d. The nature of the proposed use is not detrimental and does not jeopardize, adversely affect, endanger, or otherwise constitute a nuisance to the public health, safety, or general welfare of the community.

    e. The proposed AUP may include a finding of public convenience or necessity, where required by the California Department of Alcoholic Beverage Control.

    f. That the decision to approve, conditionally approve, or deny the application for an AUP be based on substantial evidence in view of the record as a whole before the Planning Commission or city council on appeal.

2. The Planning Commission may impose reasonable conditions in approving or conditionally approving the AUP. Conditions of approval may include addressing any

pertinent factors affecting the establishment, operation, or maintenance of the requested use.

E. Conditions of Approval. All conditions, standards, and requirements contained in §17.09 specific to the AUP, as determined by the Planning Commission, are applicable upon approval of an AUP. Additionally, any conditions attached to the AUP and ABC License shall become effective immediately upon issuance of an AUP. Violations of any of these conditions, standards, or requirements are grounds for revocation pursuant to subsection J.

F. Expiration of Alcohol Use Permit. Within one year of approval, as dated on the approved AUP, commencement of use shall have occurred, or the approval shall be subject to expiration. Commencement of use shall be defined by the issuance of a certificate of occupancy. Additionally, if after commencement of the approved use under the AUP, the approved use of the AUP is discontinued for a period of one year, then the AUP shall be deemed abandoned.

G. Time Extension. No extension of time shall be provided.

H. Non-Transferability. An AUP is personal to the permit holder and the specific business operation approved under the permit and shall not run with the land. An AUP may not be transferred or assigned to another person, entity, business operator, or alcoholic beverage license holder. Any change in ownership, operator, business entity, or alcoholic beverage license holder shall require the submission and approval of a new AUP, unless otherwise determined by the Planning Commission.

I. Reservation of Right to Review Alcohol Use Permit. Any AUP granted or approved hereunder, shall be approved or conditionally approved with the city, and its Planning Commission and city council retaining and reserving the right and jurisdiction to review and modify such AUP (including the conditions of approval) based on changed circumstances. Changed circumstances include, but are not limited to, the modification of the business, changes or additional alcoholic beverage control license(s), a change in scope, emphasis, size, ABC License Type, or nature of the business, and the expansion, alteration, reconfiguration, or change of use. The reservation of right to review any AUP granted or approved or conditionally approved hereunder by the city, is in addition to, and not lieu of, the right of the city, its Planning Commission and city council to review and modify any AUP approved or conditionally approved hereunder for any violations of the conditions imposed on such AUP or for the maintenance of any nuisance condition of this or any other applicable code violation thereon.

J. Modifications of an Alcohol Use Permit. Modifications to any AUP shall be completed through a modification application as specified in § 17.05.030.

K. Revocation and Notice.

1. Notice of Revocation. If the Director of Community Development determines that grounds for revocation may exist, the matter shall be set for a hearing before the Planning Commission. The Director of Community Development or designee shall

provide written notice of the revocation hearing to the permit holder. The notice shall identify the basis for the proposed revocation and the date, time, and location of the hearing. The director of community development, in giving notice of the revocation, shall observe the following noticing requirements:

a. The director of community development or designee shall serve the owner of the business involved written notice of such hearing by registered or certified mail, return receipt requested.

2. In the event the certified or registered mail is refused, returned or undelivered after ten days after deposit in the United States mail, the Director of Community Development shall cause the same notice to be sent via first class, regular United States mail, with postage fully paid thereon to the address in the records.

3. Revocation. The Planning Commission may revoke an AUP upon a determination that any of the following circumstances exist:

a. That the permit was obtained by omission, misrepresentation, or fraud;

b. That any of the conditions of approval for the permit have not been met or are being violated;

c. That the use for which the permit was granted is operating in violation of any statute, ordinance, law or regulation;

d. That the permit is being exercised in a way that is detrimental to the public health, safety or welfare or constitutes a nuisance.

L. Appeal. Any decision of the Planning Commission to revoke an AUP may be appealed pursuant to § 17.03.090. If no appeal is timely filed in accordance with § 17.03.090, the Planning Commission's decision shall become final.

M. Additional Requirements. AUP's are intended to provide a flexible permitting mechanism that allows ancillary alcohol-related uses to be evaluated on a case-by-case basis. In approving or conditionally approving an AUP, the Planning Commission may impose additional conditions recommended from planning, building and safety, fire and/or police departments."

Section 6. Subsection C (Land Use Requirements) of Section 17.09.040 (Permit(s) Required) of Chapter 17.09 (Alcohol) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text and deletions appearing in strikethrough text), with all other provisions of Section 17.09.040 remaining unchanged:

"§17.09.040(C)

C. Land Use Requirements.

1. An ~~Conditional~~ Alcohol Use Permit (A~~C~~UP) shall be required for all other ABC License Types except a ~~of a Type 41 and~~ Type 90 ABC license, see §9.10.125 for permitting requirements. See §17.04.015 for AUP requirements."

Section 7. Subitem P (Ancillary Use) of Item 1 of Subsection A (Standards and Operational Requirements Generally) of Section 17.09.060 (Alcoholic Beverage Sales Operational Standards) of Chapter 17.09 (Alcohol) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text and deletions appearing in strikethrough text), with all other provisions of Section 17.09.060 remaining unchanged:

"§17.09.060(A)1(p.)

p. Ancillary use. For establishments with on-sale alcohol beverage sales that are not bona fide eating establishments, the "bar area" may ONLY be an ancillary use subject to ~~the~~ approval as specified in Table 17.03.010 ~~of a conditional use permit~~."

Section 8. Item 3(a) of Subsection B (Standards for establishments that offer the sale alcohol for on-site consumption, regardless of ABC license type) of Section 17.09.060 (Alcoholic Beverage Sales Operational Standards) of Chapter 17.09 (Alcohol) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text), with all other provisions of Section 17.09.060 remaining unchanged:

"§17.09.060(B)

3. Postings Required. The following physical postings must be located in a conspicuous place, as follows:

a. Manager on Duty Posting. During business hours, the establishment shall post the name of the staff member who is responsible for the business during that shift. The posting must be legible and visible to the public when entering the business. The responsible person must be:

i. An employee.

ii. Certified in accordance with the responsible beverage service training requirements in California Business and Professions Code Section 25683.

iii. Aware of all requirements in the conditional use permit or alcohol use permit, certificate of occupancy entertainment license (as applicable), and ABC license."

Section 9. Item 10 of Subsection B (Standards for establishments that offer the sale alcohol for on-site consumption, regardless of ABC license type) of Section 17.09.060 (Alcoholic Beverage Sales Operational Standards) of Chapter 17.09 (Alcohol) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text), with all other provisions of Section 17.09.060 remaining unchanged:

"§17.09.060(B)

10. Businesses selling alcoholic beverages that require a ~~conditional~~ alcohol use permit shall not be located within six hundred feet of any religious or educational institution, day care center or public park. This distance shall be measured between the main entrance of the alcohol selling business and the closest public entrance to the religious or educational institution, day care center or public park. This requirement shall not apply when the alcohol-selling business and the religious, day care center, public park or educational institution are both located within a commercial, mixed-use, or industrial zones. This separation requirement shall also not apply to restaurants (bona fide eating establishments)."

Section 10. Item 4(d) of Subsection C (Specific Alcohol Regulations Based on Land Use) of Section 17.09.060 (Alcoholic Beverage Sales Operational Standards) of Chapter 17.09 (Alcohol) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text), with all other provisions of Section 17.09.060 remaining unchanged:

"§17.09.070(C)

4.d. The failure to comply with any of these conditions may result in the revocation of the conditional use permit or alcohol use permit pursuant to Section 17.04.010 of this title."

Section 11. Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

Section 12. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

Section 13. Effective Date. This Ordinance shall take effect thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula the 8th day of September 2026.

Jessica Alexander, Mayor

ATTEST:

Randi Johl
City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 2026- was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 25th day of August, 2026, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 8th day of September, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Randi Johl
City Clerk

Notice of Public Hearing

A PUBLIC HEARING has been scheduled before the City of Temecula PLANNING COMMISSION to consider the matter described below:

CASE NO: LR24-0417 **APPLICANT:** City of Temecula

PROPOSAL: A resolution of the Planning Commission of the City of Temecula recommending that the City Council 1) adopt an ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO IMPLEMENT AN ALCOHOL USE PERMIT (AUP), AND MAKE A FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3)."

ENVIRONMENTAL: In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project is exempt from further environmental review and a Notice of Exemption will be recommended for adoption in compliance with CEQA Section 15061 (b)(3).

CASE PLANNER: Mark Collins, (951) 506-5172

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: August 5, 2026 **TIME OF HEARING:** 10:00 AM

The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

Questions? Please call the Community Development Department at (951) 694-6400.

STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION

TO:	Planning Commission Chairperson and members of the Planning Commission
FROM:	Matt Peters, Director of Community Development
DATE OF MEETING:	August 5, 2026
PREPARED BY:	Marcella Mills, Case Planner
PROJECT SUMMARY:	Planning Application Number PA26-0160, a Modification to a previously approved Development Plan (PA23-0440) for Villages C1, C2 and C3 of the Altair Specific Plan to change from 212 attached rowhomes to 176 detached single-family dwellings and duplex units (APN 940-320-016)
RECOMMENDATION:	Adopt a Resolution approving the project subject to Conditions of Approval
CEQA:	Exempt from CEQA CEQA Section 15182, Projects pursuant to a Specific Plan

PROJECT DATA SUMMARY

Name of Applicant:	Brookfield Properties
General Plan Designation:	Specific Plan Implementation (SPI)
Zoning Designation:	Altair Specific Plan (SP-15)
Existing Conditions/ Land Use:	
Site:	Vacant Land / Specific Plan Implementation (SPI)
North:	Single and Multi-Family Residential / Specific Plan Implementation (SPI), High Density Residential (H)
South:	Vacant Land / Specific Plan Implementation (SPI)
East:	Multi-Family Residential / Specific Plan Implementation (SPI)
West:	County of Riverside Vacant Land

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? ☒ Yes ☐ No

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

Affordability Mix

Very Low Income Units (0-50% of AMI)	0
Low Income Units (51%-80% of AMI)	0
Moderate Income Units (80%-120% of AMI)	0
Above Moderate (Market Rate) Units (120%+ of AMI)	176
Total Number of Residential Units	176

BACKGROUND SUMMARY

On December 12, 2017, the City of Temecula City Council approved a General Plan Amendment and Tentative Tract Map to allow for residential development within this area and at a second reading on January 9, 2018, adopted an Ordinance for the approval of the Altair Specific Plan.

On August 21, 2024, the City of Temecula Planning Commission approved PA23-0440, a Development Plan application for the construction of 45 buildings containing 212 attached rowhomes in Villages C1, C2 and C3 of the Altair Specific Plan.

On April 12, 2026, Brookfield Properties submitted Planning Application No. PA26-0160, a Major Modification Application for Village C of the Altair Specific Plan to change the product type from 212 attached rowhomes to 176 detached single-family dwellings and duplexes.

The proposed product adjustment is driven primarily by the project's location within a Very High Fire Hazard Severity Zone. In recent years, wildfire insurance premiums for attached residential products in high-fire areas have increased substantially, and in some cases, developments have been unable to secure insurance coverage at all. Rowhomes require a master homeowners' association insurance policy, which under current market conditions would result in exceptionally high HOA dues, creating undue and ongoing financial burden for future residents. Additionally, the California FAIR Plan currently places coverage limits on commercial policies, making it nonviable as a practical alternative for this type of attached residential product.

Transitioning to single-family detached and duplex homes allows insurance responsibilities to be individually maintained by homeowners, significantly reducing cost risk, improving long-term affordability, and enhancing the financial feasibility of development, while remaining consistent with the Altair Specific Plan's permitted land uses and building types.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

Altair is envisioned as the complementary residential component to the Old Town Specific Plan area. Village C is integral to providing a successful urban mixed-use environment and the proposed modification is consistent with the specific plan's intent. Village C1 proposes the construction of 29 three-story, detached, single-family dwellings ranging from 1,613 square feet to 1,761 square feet and 54 three-story duplexes ranging from 1,360 square feet to 1,834 square feet. Village C2 & C3 proposes 11 approximately 1,722 square-foot, two-story, detached, single-family dwellings and 82 two-story duplexes ranging from 1,485 square feet to 1,722 square feet. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards and design guidelines of the Altair Specific Plan.

Architecture

Village C1 contains two (2) single-family dwelling floor plans and two (2) duplex floor plans, with one (1) architectural style consisting of three (3) different color schemes. Village C2 & C3 contain one (1) single-family dwelling floor plan and three (3) duplex floor plans, with one (1) architectural style consisting of three (3) different color schemes. The Altair Specific Plan does not dictate specific architectural styles as other specific plans in the City do. It allows for creativity and imaginativeness from developers to provide architecture that stands on its own within the urban environment of Altair. The proposed architectural styles are the same as those approved in the original development plan for Village C and include Contemporary Provincial and Traditional Homestead.

Staff believes that, with the attached Conditions of Approval, the project meets the intent of the Altair Specific Plan. The proposed elevations achieve a quality appearance and provide variety along the streetscape and within the internal residential area.

The applicant has provided specific details which are unique to each proposed architectural style and elevation. Each of the proposed styles is distinct through the use of materials and colors and with articulation provided on elevations of the homes. The architectural elements and materials that work to achieve this character are defined below for each specific style:

- Contemporary Provincial: blend of hip and flat parapet roofs, enriched with red toned "S" tile shed roof elements. Color-blocked stucco with strategic use of brick, complemented by details like awnings, accent trellises, and arched entries.

- Traditional Homestead: gable, hip, and shed roofs with a dominant hip roof profile frame the exteriors. Extended eaves with decorative brackets complemented by a cool-toned palette. Stucco paired with horizontal and vertical siding, multiple siding insets, and decorative corbels creates a balanced aesthetic.

Enhanced elevations have been provided in locations where an elevation is adjacent to or visible from a street, paseo, and/or park in order to provide a level of architecture that meets or exceeds other residential development in the City.

Density Transfer

The Altair Specific Plan expressly allows for the transfer of residential density between villages, provided that the overall density does not exceed the approved maximum of 1,750 units. Table 3-1 of the Altair Specific Plan (Zones and Development Intensity), Note 1, permits the transfer of unused dwelling units from one village to another within the Specific Plan area, so long as the total number of approved dwelling units for the Altair project is maintained.

As part of this Modification Application, Villages C1, C2 & C3 are collectively proposed to be developed at densities below the maximum permitted for Village C, resulting in an overall reduction in density when compared to the maximum intensity anticipated in Table 3-1 of the Specific Plan.

The remaining unused density, totaling approximately 36 dwelling units, generated by the reduced development across Villages C1-C3, is proposed to be transferred to future villages within the specific plan.

This approach maintains full compliance with the Altair Specific Plan's overall density capacity of up to 1,750 dwelling units and is consistent with the implementation flexibility contemplated in Section 11 (Implementation), which encourages phased development and allows adjustments in density allocation to respond to market conditions and project feasibility while preserving the Plan's overall development assumptions.

Public Park/Open Space

With the location of Village C in close proximity to the Village C Central Park, there is not a requirement in the Altair Specific Plan for an additional public park within the village. There are, however, more proposed small, medium, and large open space areas than in either Village A or B to offset not having a public park. These open space areas are part of an overall open space plan for Villages A, B, & C that will allow residents of Altair to trek from the far northern end of Village A to the Central Park of Altair stopping in various areas to take in the views of Old Town from seating areas within active and passive open space areas.

Subcommittee Meetings

On July 1, 2026, staff presented the project to the Altair Project Subcommittee which consisted of Chairperson Lanae Turley-Trejo and Commissioner Mark Watson. The applicant answered questions regarding the division of the previously approved rowhomes into single family and duplex products due to the project's location in a Very-High Fire Severity zone.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on July 23, 2026, and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

The Altair Specific Plan was formally adopted on January 9, 2018. An Environmental Impact Report (EIR) was prepared and certified on December 12, 2017, as part of this effort. The proposed project is consistent with the previously adopted Altair EIR and is exempt from CEQA pursuant to CEQA Guidelines Section 15182(c)(1) which provides that residential projects undertaken pursuant to and in conformity to a specific plan are exempt from CEQA. Staff has reviewed the EIR and has determined that the proposed project is consistent with the EIR as the proposed project merely implements the development that was already contemplated and analyzed by the EIR. The EIR analyzed the impacts of the construction of 212 row homes in Village C and 176 detached single-family homes and duplexes are proposed. The proposed modifications to the development plan still conform with the Specific Plan as the Specific Plan allows for density transfers within villages as long as the overall density of the Specific Plan area does not exceed 1,750 units. The modification to the development plan will allow for the development at densities allowed under the Specific Plan and, therefore, the proposed project conforms with the Specific Plan.

CEQA Guidelines Section 15182(c)(2) provides that the use of the exemption shall not apply if any of the conditions under Section 15162 has occurred. The proposed project does not require the preparation of a subsequent Environmental Impact Report or Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Additionally, the proposed project does not require the preparation of an addendum to the EIR as there are no changes or additions to the proposed project from what was analyzed by the EIR. Therefore, no further environmental review is required as all environmental impacts of the proposed project were analyzed, disclosed, and mitigated as set forth in the EIR. Moreover, the mitigation measures imposed as part of the EIR remain valid and applicable to the proposed project.

NO NET LOSS LAW

The Housing Element identified that a 20.34 acre site (formerly APN 940-320-002) had capacity for 250 units. Approximately 7.39 acres of the Project site is within the 20.34 acre parcel that was identified in the Housing Element (36.35% of 20.34 acres). Therefore, the appropriate allocation of the residential density for this Project site is 91 units (36.35% of the 250 units allocated for the originally identified site). The Project is proposing to develop 176 units and, therefore, this Project is not proposing a lower residential density than what was identified in the Housing Element.

A portion of the Project site (7.39 acres) is identified in the Housing Element's site inventory. The original 20.34-acre site (formerly APN 940-320-002) allocated 25 Extremely Low, 25 Very Low, 50 Low, 75 Moderate, and 75 Above Moderate Income units in the Housing Element. As discussed above, the City has determined that 36.35% of the Housing Element site inventory for former APN 940-320-002 should be attributed to this Project. Therefore, for purposes of the site inventory, the allocation for the Project site is 9 extremely low, 9 very low, 18 low, 27 moderate, and 28 above moderate units for a total of 91 units. The Project is producing 176 residential units, but they are all anticipated to be above moderate income units.

Government Code section 65863(b)(1) states that "No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction

of, the residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need from the prior planning period to, or allow development of any parcel at, a lower residential density" unless the City makes certain written findings. In this situation, lower residential density is defined to mean fewer units than what was projected for the site in the Housing Element.

The City does not have any remaining buffer in the extremely low and very low income categories. Therefore, in compliance with Government Code Section 65863(c)(2), the City will need to identify and make available additional adequate sites for 18 units (9 extremely low and 9 very low) within 180 days of the approval of this Project in order to avoid no net loss. The City has a surplus of 160 low income units. With the approval of this Project, the City will have a surplus of 142 low income units (160 minus 18 low income units that are not being produced by this Project). The City has a surplus of 1,669 moderate income units. With the approval of this Project, the City will have a surplus of 1,642 moderate income units (1,669 minus 27 moderate income units that are not being produced by this Project). The City has a surplus of 3,206 above moderate income units. With the approval of this Project, the City will have a surplus of 3,382 above moderate income units (3,206 units plus 176 above moderate income units that are being produced by this Project).

ATTACHMENTS:

1. Aerial Map
2. PC Resolution
3. Exhibit A –Draft Conditions of Approval
4. Exhibit B – Plan Reductions
5. Notice of Exemption
6. Notice of Public Hearing

940-320-016

CITY OF TEMECULA

PA26-0160



0 200 400 Feet

1:7,629 Date Created: 7/6/2026

Temecula
The Heart of Southern California Wine Country

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PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA26-0160, A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN (PA23-0440) FOR VILLAGES C1, C2 AND C3 OF THE ALTAIR SPECIFIC PLAN TO CHANGE FROM 212 ATTACHED ROWHOMES TO 176 DETACHED SINGLE-FAMILY DWELLINGS AND DUPLEX UNITS (APN: 940-320-016), AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND DETERMINING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15182 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On April 12, 2026, Brookfield Properties submitted Planning Application: No. PA26-0160, a Modification Application in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. The Planning Commission, at a regular meeting, considered the Project and environmental review on August 5, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA26-0160, subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Application hereby finds, determines and declares that in accordance with Temecula Municipal Code Section 17.05.010.F (Development Plan):

A. The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City.

The proposed detached single family and duplex homes are permitted in the land use designation standards contained in the Altair Specific Plan and the City's Development Code. The project is also consistent with General Plan land use of Specific Plan Implementation. The site is properly planned and zoned and, as conditioned, is physically

suitable for the type and density of residential development proposed. The project, as conditioned, is also consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City-Wide Design Guidelines, and fire and building codes.

B. The overall development of the land is designed for the protection of the public health, safety, and general welfare.

The overall design of the single-family dwellings and duplexes, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards, and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare. Nothing proposed in the Modification Application is anticipated to have an adverse impact to the public health, safety and general welfare.

Section 3. Housing Element Site Inventory Findings.

(a) Government Code section 65863(b)(1) states that "No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need from the prior planning period to, or allow development of any parcel at, a lower residential density" unless the City makes certain written findings. In this situation, lower residential density is defined to mean fewer units than what was projected for the site in the Housing Element.

The Housing Element identified that a 20.34 acre site (formerly APN 940-320-002) had capacity for 250 units. Approximately 7.39 acres of the Project site is within the 20.34 acre parcel that was identified in the Housing Element (36.35% of 20.34 acres). Therefore, the appropriate allocation of the residential density for this Project site is 91 units (36.35% of the 250 units allocated for the originally identified site). The Project is proposing to develop 176 units and, therefore, this Project is not proposing a lower residential density than what was identified in the Housing Element.

(b) In addition to the requirement described above, if a city allows development of any site inventory parcel with fewer units by income category than identified in the housing element for that parcel, the city shall make a written finding supported by substantial evidence as to whether the remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's Regional Housing Needs Allocation ("RHNA") . The finding shall include a quantification of the remaining unmet need for the jurisdiction's RHNA allocation at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

A portion of the Project site (7.39 acres) is identified in the Housing Element's site inventory. The original 20.34-acre site (formerly APN 940-320-002) allocated 25 Extremely Low, 25 Very Low, 50 Low, 75 Moderate, and 75 Above Moderate Income units in the Housing

Element. As discussed above, the City has determined that 36.35% of the Housing Element site inventory for former APN 940-320-002 should be attributed to this Project. Therefore, for purposes of the site inventory, the allocation for the Project site is 9 extremely low, 9 very low, 18 low, 27 moderate, and 28 above moderate units for a total of 91 units. The Project is producing 176 residential units, but they are all anticipated to be above moderate income units.

The City does not have any remaining buffer in the extremely low and very low income categories. Therefore, in compliance with Government Code Section 65863(c)(2), the City will need to identify and make available additional adequate sites for 18 units (9 extremely low and 9 very low) within 180 days of the approval of this Project. The City has a surplus of 160 low income units. With the approval of this Project, the City will have a surplus of 142 low income units (160 minus 18 low income units that are not being produced by this Project). The City has a surplus of 1,669 moderate income units. With the approval of this Project, the City will have a surplus of 1,642 moderate income units (1,669 minus 27 moderate income units that are not being produced by this Project). The City has a surplus of 3,206 above moderate income units. With the approval of this Project, the City will have a surplus of 3,382 above moderate income units (3,206 units plus 176 above moderate income units that are being produced by this Project).

Section 4. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan:

A. In accordance with the California Environmental Quality Act, it has been determined that the proposed project is exempt from CEQA (Section 15182, Projects consistent with Specific Plan);

1. The Altair Specific Plan was formally adopted on January 9, 2018. An Environmental Impact Report (EIR) was prepared and certified on December 12, 2017, as part of this effort. The proposed project is consistent with the previously adopted Altair EIR and is exempt from CEQA pursuant to CEQA Guidelines Section 15182(c)(1) which provides that residential project undertaken pursuant to and in conformity to a specific plan are exempt from CEQA. Staff has reviewed the EIR and has determined that the proposed project is consistent with the EIR as the proposed project merely implements the development that was already contemplated and analyzed by the EIR. The EIR analyzed the impacts of the construction of 222 row homes in Village C and 176 detached single family home and duplexes are proposed. The proposed modifications to the development plan still conform with the Specific Plan as the Specific Plan allows for density transfers within villages as long as the overall density of the Specific Plan area does not exceed 1,750 units. The modification to the development plan will allow for the development at densities allowed under the Specific Plan and, therefore, the proposed project conforms with the Specific Plan.

   CEQA Guidelines Section 15182(c)(2) provides that the use of the exemption shall not apply if any of the conditions under Section 15162 has occurred. The proposed project does not require the preparation of a subsequent Environmental Impact Report or Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Additionally, the proposed

project does not require the preparation of an addendum to the EIR as there are no changes or additions to the proposed project from what was analyzed by the EIR.

Therefore, no further environmental review is required as all environmental impacts of the proposed project were analyzed, disclosed, and mitigated as set forth in the EIR. Moreover, the mitigation measures imposed as part of the EIR remain valid and applicable to the proposed project.

Section 5. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA26-0160, a Major Modification Application for Village C of the Altair Specific Plan, originally approved under PA23-0440, to change from 212 attached rowhomes to 176 detached single-family and duplex products, subject to the Conditions of Approval set forth on Exhibit A and Plan Reductions set forth in Exhibit B, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 5th day of August, 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 5th day of August, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary

CITY OF TEMECULA

CONDITIONS OF APPROVAL ACCEPTANCE

Planning Application Number: PA26-0160

Parcel Number(s):

940-320-016

By signing below, I/we have agreed to the following Conditions of Approval, including (but not limited to) any referenced documents, local, state, or federal regulations, statement of operations, hours of operation, floor plans, site plans, and Conditions that may require the payment or reimbursement of fees, as described. I/we have read the attached Conditions of Approval and understand them. I/we also understand that violations or non-compliance with these Conditions of Approval, may delay a project, and/or result in the revocation of a permit in accordance with the Temecula Municipal Code. I/we are also responsible for disclosing these Conditions of Approval to any successive owners/operators. I/we agree and commit to the City of Temecula that I/we will implement and abide by the Conditions of Approval, including any indemnification requirements imposed by those conditions.

Property Owner Printed Name

_____

Property Owner Signature & Date

_____

Applicant Printed Name

_____

Applicant Signature & Date

_____

EXHIBIT

CITY OF TEMECULA

DRAFT CONDITIONS OF APPROVAL

Planning Application No.:	PA26-0160
Project Description:	Altair Village C MOD: a Modification to a previously approved Development Plan (PA23-0440) for Villages C1, C2 and C3 of the Altair Specific Plan to change from 212 attached rowhomes to 176 detached single-family dwellings and duplex units
Assessor's Parcel No.:	940-320-016
MSHCP Category:	Credits per the Development Agreement (PA14-0161)
DIF Category:	Credits per the Development Agreement (PA14-0161)
TUMF Category:	Credits per the Development Agreement (PA14-0161)
Quimby Category:	Credits per the Development Agreement (PA14-0161)
New Street In-lieu of Fee:	N/A (Project Not Located in Uptown Specific Plan Area)
Approval Date:	August 5, 2026
Expiration Date:	August 21, 2027

PLANNING DIVISION

Within 48 Hours of the Approval

1. Applicant Filing Notice of Determination. APPLICANT ACTION REQUIRED:
The applicant/developer is responsible for filing the Notice of Determination 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 Determination 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 Determination within 24 hours of approval via email. If the applicant/developer has not received the Notice of Determination within 24 hours of approval, they shall contact the case Planner immediately. All CEQA documents must be filed online with the Riverside County Assessor – County Clerk- Recorder. A direct link to the CEQA filings page is available at TemeculaCA.gov/CEQA.

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

General Requirements

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

3. Expiration. This approval shall be used by August 21, 2027; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval 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 development plan does not affect the original approval date of a development plan.

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 extensions of time, one year at a time.

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

5. Consistency with Specific Plans. This project and all subsequent projects within this site shall be consistent with the Altair Specific Plan (SP No. 15).

6. Block Wall Coating. All perimeter constructed block walls in the public view shall be finished with an anti-graffiti coating and shall provide documentation confirming the installation of the coating.

7. Consistency with Development Agreements. The project and all subsequent projects within this site shall be subject to Development Agreement No. 2018 0036259 recorded on January 30, 2018.

8. Compliance with EIR. The project and all subsequent projects within this site shall comply with all mitigation measures identified within EIR No. SCH# 2014111029.

9. 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.

10. Signage Permits. A separate building permit shall be required for all signage.

11. Landscape Maintenance. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Director of Community Development. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.

12. Graffiti. All graffiti shall be removed within 24 hours on telecommunication towers, equipment, walls, or other structures.

13. Water Quality and Drainage. Other than stormwater, it is illegal to allow liquids, gels, powders, sediment, fertilizers, landscape debris, and waste from entering the storm drain system or from leaving the property. To ensure compliance with this Condition of Approval:
    a. Spills and leaks shall be cleaned up immediately.
    b. Do not wash, maintain, or repair vehicles onsite.
    c. Do not hose down parking areas, sidewalks, alleys, or gutters.
    d. Ensure that all materials and products stored outside are protected from rain.
    e. Ensure all trash bins are covered at all times.

14. Materials and Colors. The Conditions of Approval specified in this resolution, to the extent specific items, materials, equipment, techniques, finishes or similar matters are specified, shall be deemed satisfied by City staff's prior approval of the use or utilization of an item, material, equipment, finish or technique that City staff determines to be the substantial equivalent of that required by the Conditions of Approval. Staff may elect to reject the request to substitute, in which case the real party in interest may appeal, after payment of the regular cost of an appeal, the decision to the Planning Commission for its decision.

15. Modifications or Revisions. The developer shall obtain City approval for any modifications or revisions to the approval of this project.

16. Phased Construction. If construction is phased, a construction staging area plan or phasing plan for construction equipment and trash shall be approved by the Director of Community Development.

17. Previous Conditions of Approval. All previous Conditions of Approval from PA14-0159, PA14-0160, and PA23-0440 shall remain in full effect unless superseded herein.

18. Construction and Demolition Debris. The developer shall contact the City's franchised solid waste hauler for disposal of construction and demolition debris and shall provide the Planning Division verification of arrangements made with the City's franchise solid waste hauler for disposal of construction and demolition debris. Only the City's franchisee may haul demolition and construction debris.

19. 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.

20. 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.

21. Fireplaces. Per the Mitigation Monitoring & Reporting Program no residential units shall be constructed with wood burning fireplaces.

Prior to Issuance of Grading Permit

22. 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.

23. Placement of Double Detector Check Valves. Double detector check valves shall be installed at locations that minimize their visibility from the public right-of-way, subject to review and approval by the Director of Community Development.

Prior to Issuance of Building Permit

24. Transportation Uniform Mitigation Fee (TUMF). The City of Temecula adopted an ordinance on March 31, 2003, to collect fees 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 per the Development Agreement (PA14 0161). 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. The project may participate and benefit from the TUMF credit program as authorized by the County or Riverside and currently administered by WRCOFF.

25. 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 per the Development Agreement (PA14-0161).

26. Photometric Plan. The applicant shall submit a photometric plan, including the parking lot, to the Planning Division, which meets the requirements of the Development Code and the Riverside County Palomar Lighting Ordinance 655. All exterior LED light fixtures shall be 3,000 kelvin or below. The parking lot light standards shall be placed in such a way as to not adversely affect the growth potential of the parking lot trees.

27. Construction Landscaping and Irrigation Plans. Construction Landscaping and Irrigation Plans shall be reviewed and approved by the Planning Division. These plans shall be submitted as a separate submittal, not as part of the building plans or other plan set. These plans shall conform to the approved conceptual landscape plan, or as amended by these conditions. The location, number, height and spread, water usage or KC value, genus, species, and container size of the plants shall be shown. The plans shall be consistent with the Water Efficient Ordinance and Water Storage Contingency Plan per the Rancho California Water District. The plans shall be accompanied by the appropriate filing fee (per the City of Temecula Fee Schedule at time of submittal) and one copy of the approved Grading Plan.

28. Landscaping Site Inspections. The Landscaping and Irrigation Plans shall include a note stating, “Three landscape site inspections are required. The first inspection will be conducted at installation of irrigation while trenches are open. This will verify that irrigation equipment and layout is per plan specifications and details. Any adjustments or discrepancies in actual conditions will be addressed at this time and will require an approval to continue. Where applicable, a mainline pressure check will also be conducted. This will verify that the irrigation mainline is capable of being pressurized to 150 psi for a minimum period of two hours without loss of pressure. The second inspection will verify that all irrigation systems are operating properly, and to verify that all plantings have been installed consistent with the approved construction landscape plans. The third inspection will verify property landscape maintenance for release of the one-year landscape maintenance bond.” The applicant/owner shall contact the Planning Division to schedule inspections.

29. Agronomic Soils Report. The Landscaping and Irrigation Plans shall include a note on the plans stating, “The contractor shall provide two copies of an agronomic soils report at the first irrigation inspection.”

30. Water Usage Calculations. The Landscaping and Irrigation Plans shall include water usage calculations per Chapter 17.32 of the Development Code (Water Efficient Ordinance), the total cost estimate of plantings and irrigation (in accordance with approved plan). Applicant shall use evapotranspiration (ETo) factor of 0.70 for calculating the maximum allowable water budget.

31. Landscape Maintenance Program. A landscape maintenance program shall be submitted to the Planning Division for approval. The landscape maintenance program shall detail the proper maintenance of all proposed plant materials to assure proper growth and landscape development for the long-term esthetics of the property. The approved maintenance program shall be provided to the landscape maintenance contractor who shall be responsible to carry out the detailed program.

32. Specifications of Landscape Maintenance Program. Specifications of the landscape maintenance program shall indicate, “Three landscape site inspections are required. The first inspection will be conducted at installation of irrigation while trenches are open. This will verify that irrigation equipment and layout is per plan specifications and details. Any adjustments or discrepancies in actual conditions will be addressed at this time and will require an approval to continue. Where applicable, a mainline pressure check will also be conducted. This will verify that the irrigation mainline is capable of being pressurized to 150 psi for a minimum period of two hours without loss of pressure. The second inspection will verify that all irrigation systems are operating properly, and to verify that all plantings have been installed consistent with the approved construction landscape plans. The third inspection will verify property landscape maintenance for release of the one-year landscape maintenance bond.” The applicant/owner shall contact the Planning Division to schedule inspections.

33. Irrigation. The landscaping plans shall include automatic irrigation for all landscaped areas and complete screening of all ground mounted equipment from view of the public from streets and adjacent property for private common areas; front yards and slopes within individual lots; shrub planting to completely screen perimeter walls adjacent to a public right-of-way equal to 66 feet or larger; and, all landscaping excluding City maintained areas and front yard landscaping which shall include, but may not be limited to, private slopes and common areas.

34. Hardscaping. The landscape plans shall include all hardscaping for equestrian trails and pedestrian trails within private common areas.

35. Wall and Fence Plans. Wall and fence plans shall be consistent with the Conceptual Landscape Plans showing the height, location and the materials for all walls and fences.

36. Precise Grading Plans. Precise Grading Plans shall be consistent with the approved rough grading plans including all structural setback measurements.

37. Building Construction Plans for Outdoor Areas. Building Construction Plans shall include detailed outdoor areas (including but not limited to trellises, decorative furniture, fountains, hardscape, etc.) to match the style of the building subject to the approval of the Director of Community Development.

38. Landscaping Requirement for Phased Development. If any phase or area of the project site is not scheduled for development within six months of the completion of grading, the landscaping plans shall indicate it will be temporarily landscaped (which may include a requirement for regular irrigation) for dust and soil erosion control.

39. WQMP Landscape Compliance. The construction landscape plans shall be consistent with Appendix A, Table 31 of the Low Impact Development (LID) Manual for Southern California for plant materials and treatment facilities, and shall reference the approved precise grading plan for WQMP features.

40. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall not be permitted within the subdivision; however, solar equipment or any other energy saving devices shall be permitted with Director of Community Development approval.

41. Utility Screening. All utilities shall be screened from public view. Landscape construction drawings shall show and label all utilities and provide appropriate screening which may include landscaping, decorative walls, or other similar practices. Provide a three-foot clear zone around fire check detectors as required by the Fire Department before starting the screen. Group utilities together in order to reduce intrusion. Screening of utilities is not to look like an after-thought as the screening shall include colors, materials, and plantings that that are cohesive with the project. Plan planting beds and design around utilities. Locate all light poles on plans and ensure that there are no conflicts with trees.

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

42. Letter of Substantial Conformance. The applicant shall submit a letter of substantial conformance, subject to field verification by the Director of Community Development or his/her designee. Said letter of substantial conformance shall be prepared by the project designer and shall indicate that all plant materials and irrigation system components have been installed in accordance with the approved final landscape and irrigation plans. Such letter of substantial conformance shall be submitted prior to scheduling for the final inspection.

43. Landscape Installation Consistent with Construction Plans. All required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Director of Community Development. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order.

44. Installation of Site Improvements. All site improvements, including but not limited to, parking areas and striping shall be installed but may be installed in a phased fashion consistent the approved phasing plan.

45. Compliance with Conditions of Approval. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this approval. Phased compliance may occur consistent with phasing plan.

46. Front Yard and Slope Landscaping. Front yard and slope landscaping within individual lots shall be completed for inspection.

47. Private Common Area Landscaping. Private common area landscaping shall be completed.

48. HOA Landscaping. HOA landscaping shall be completed for inspection for those lots adjacent to HOA landscaped area.

Outside Agencies

49. Compliance with Geotechnical. The applicant shall comply with the recommendations set forth in the Geocon West Inc. transmittal dated March 25, 2024, a copy of which is attached.

PUBLIC WORKS DEPARTMENT

General Requirements

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. Entitlement Approval. The developer shall comply with the approved site plan, the conceptual Water Quality Management Plan (WQMP) and other relevant documents approved during entitlement. Any significant omission to the representation of site conditions may require the plans to be resubmitted for further review and revision.

52. Precise Grading Permit. A precise grading permit for on site improvements (outside of public right-of-way) shall be obtained from Public Works.

53. Haul Route Permit. A haul route permit may be required when soils are moved on public roadways to or from a grading site. The developer/contractor is to verify if the permit is required. If so, he shall comply with all conditions and requirements per the City's Engineering and Construction Manual and as directed by Public Works.

54. Encroachment Permits. Prior to commencement of any applicable construction, encroachment permit(s) are required and shall be obtained from Public Works for public offsite improvements.

55. Street Improvement Plans. The developer shall submit public/private street improvement plans for review and approval by Public Works. The plans shall be in compliance with Caltrans and City codes/standards; and shall include, but not limited to, plans and profiles showing existing topography, existing/proposed utilities, proposed centerline, top of curb and flowline grades.

56. Signing & Striping Plan. A signing & striping plan, designed by a registered civil engineer per the latest edition of Caltrans MUTCD standards, shall be included with the street improvement plans for approval.

57. Storm Drain Improvement Plans. The developer shall submit storm drain improvement plans if the street storm flows exceeds top of curb for the 10-year storm event and/or is not contained within the street right-of-way for the 100-year storm event. A manhole shall be constructed at right-of-way where a private and public storm drain systems connect. The plans shall be approved by Public Works.

58. Vehicular/Traffic Movement Restrictions. The developer shall comply with the following vehicular movements restrictions:
    a. The future access onto Private Drive "H" shall be restricted to a right-in/left-in movement.

59. Private Drainage Facilities. All onsite drainage and water quality facilities shall be privately maintained.

60. Underlying Approvals. If, in applying these conditions, there is conflict between the requirements of (i) the project's Development Agreement, as amended to date, (ii) the Specific Plan, as amended to date, and/or (iii) Tentative Tract Map No. 36959, the prevailing requirement shall be determined as follows:
    a. First priority goes to the provisions of the Development Agreement
    b. Second priority goes to the provisions of the Specific Plan, then
    c. Third priority goes to the provisions of Tentative Tract Map No.36959-1, 36959-2, 36959-3 and 36959

Prior to Issuance of a Grading Permit

61. Environmental Constraint Sheet (ECS). The developer shall comply with all constraints per the recorded ECS with any underlying maps related to the subject property.

62. 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 construction-phase pollution-prevention controls to adequately address non-permitted runoff. Refer to the City's Engineering & Construction Manual at: www.TemeculaCA.gov/ECM

63. 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.

64. NPDES General Permit Compliance. The developer shall obtain project coverage under the State National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities and shall provide the following:
    a. A copy of the Waste Discharge Identification Number (WDID) issued by the State Water Resources Control Board (SWRCB);
    b. The project's Risk Level (RL) determination number; and
    c. The name, contact information and certification number of the Qualified SWPPP Developer (QSD)

    Pursuant to the State Water Resources Control Board (SWRCB) requirements and City's storm water ordinance, a Storm Water Pollution Prevention Plan (SWPPP) shall be generated and submitted to the Board. Throughout the project duration, the SWPPP shall be routinely updated and readily available (onsite) to the State and City. Review www.cabmphandbooks.com for SWPPP guidelines. Refer to the following link: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

65. 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. 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.
    a. Per the City's letter regarding Alternative Compliance Program (ACP) credits dated May 9th, 2024, project shall be eligible for use of ACP credits and ACP credits will be available for prepurchase.

66. 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.

67. Drainage. All applicable drainage shall be depicted on the grading plan and properly accommodated with onsite drainage improvements and water quality facilities, which shall be privately maintained. Alterations to existing drainage patterns or concentration and/or diverting flows is not allowed unless the developer constructs adequate drainage improvements and obtains the necessary permissions from the downstream property owners. All drainage leaving the site shall be conveyed into a public storm drain system, if possible. The creation of new cross lot drainage is not permitted.

68. 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 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 required the following:

    1. The 10-year peak flow rate shall be contained within the top of curb
    2. The 100-year peak flow rate shall be contained within the road right-of-way
    3. 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 the 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.

69. 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.

70. 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.

71. Sight Distance. The developer shall limit landscaping in the corner cut-off area of all street intersections and adjacent to driveways to provide for minimum sight distance and visibility.

72. 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 Encroachment Permit(s)

73. Public Utility Agency Work. The developer shall submit all relevant documentation due to encroaching within City right-of-way; and is responsible for any associated costs and for making arrangements with each applicable public utility agency.

74. Traffic Control Plans. A construction area traffic control plan (TCP) will be required for lane closures and detours or other disruptions to traffic circulation; and shall be reviewed and approved by Public Works. The TCP shall be designed by a registered civil or traffic engineer in conformance with the latest edition of the Caltrans Manual on Uniform Traffic Control Devices (MUTCD) and City standards.

75. Improvement Plans. All improvement plans (including but not limited to street, storm drain, traffic) shall be reviewed and approved by Public Works.

76. Street Trenching. All street trenches shall conform to City Standard No. 407; refer to the City's Paving Notes.

Prior to Issuance of Building Permit(s)

77. Construction of Street Improvements. All street improvement plans shall be approved by Public Works. The developer shall start construction of all private street improvements, as outlined below, in accordance to the City's General Plan/Circulation Element and corresponding City standards. All street improvement designs shall provide adequate right-of-way and pavement transitions per Caltrans' standards to join existing street improvements.
    a. Streets A through H (Lot 1 - Private – 24' R/E) to include installation of full-width street improvements, including utilities, as shown on the approved Site Plan.
    b. Streets A through H (Lots 2 & 3 - Private – 24' min R/E) to include installation of full-width street improvements, including utilities, as shown on the approved Site Plan.

78. 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.

79. Certifications. Certifications are required from the registered civil engineer-of-record certifying the building pad elevation(s) per the approved plans and from the soil's engineer-of-record certifying compaction of the building pad(s).

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. Water Quality Management Plan (WQMP) Verification. As part of the WQMP approval, the Engineer of Record shall report and certify BMP construction per City of Temecula NPDES requirements. Should the project require alternative compliance, the developer is responsible for execution of an approved Alternative Compliance Agreement.

BUILDING AND SAFETY DIVISION

General Requirements

85. Final Building and Safety Conditions. Final Building and Safety conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.

86. Compliance with Code. All design components shall comply with applicable provisions of the most current edition of the California Building, Plumbing and Mechanical Codes; California Electrical Code; California Administrative Code, Title 24 Energy Code, California Title 24 Disabled Access Regulations, and Temecula Municipal Code as identified in Title 15 of the Temecula Municipal Code.

87. ADA Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
    a. Disabled access from the public way to the main entrance of the building.
    b. Van accessible parking located as close as possible to the main entrance of the building.
    c. Accessible path of travel from parking to the furthest point of improvement.
    d. Path of accessibility from parking to furthest point of improvement.
    e. Accessible path of travel from public right-of-way to all public areas on site, such as trash enclosures, clubhouses, and picnic areas.

88. County of Riverside Mount Palomar Ordinance. Applicant shall submit, at time of plan review, a complete exterior site lighting plan showing compliance with County of Riverside Mount Palomar Ordinance Number 655 for the regulation of light pollution. All streetlights and other outdoor lighting shall be shown on electrical plans submitted to the Building and Safety Division. Any outside lighting shall be hooded and aimed not to shine directly upon adjoining property or public rights-of-way. All exterior LED light fixtures shall be 3,000 kelvin or below.

89. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects.

90. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.

91. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits. Solid covers are required over new and existing trash enclosures.

92. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits.

93. Hours of Construction. Signage shall be prominently posted at the entrance to the project, indicating the hours of construction, as allowed by the City of Temecula Code Section 9.20.060, for any site within one-quarter mile of an occupied residence. The permitted hours of construction are Monday through Saturday from 7:00 a.m. to 6:30 p.m. No work is permitted on Sundays and nationally recognized Government Holidays.

94. House Electrical Meter. Provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

95. Protection of Drains and Penetration. Protection of joints and penetrations in fire resistance-rated assemblies shall not be concealed from view until inspected for all designed fire protection. Required fire seals/fire barriers in fire assemblies at fire resistant penetrations shall be installed by individuals with classification or certification covering the installation of these systems. Provide certification for the installation of each area and certification of compliance for Building Official's approval.

96. Garage Dimensions. Parking spaces within enclosed garages shall have an interior dimension of at least ten feet wide and twenty feet long. All measurements shall be made from the interior walls and any obstructions (including stem walls) shall not satisfy this requirement. The interior wall dimensions shall be on the plans for each garage.
The following notes are required on the plans:
-Two car garages shall note, "20' x 20' clear with no obstructions (including stem walls and solar PV equipment, water heaters etc..)"
-Single car garages shall note, "10' x 20' clear with no obstructions (including stem walls and solar PV equipment, water heaters etc..)"

FIRE PREVENTION

General Requirements

97. 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 ½" outlets) shall be located on fire access roads and adjacent public streets. For all and for single family dwellings and tract homes hydrants shall be 500 feet apart, and shall be located no more than 250 feet from any point on the street or Fire Department access road(s) frontage to a hydrant. The required fire flow shall be available from any adjacent hydrant(s) in the system. The fire line may be required to be a looped system. The upgrade of existing fire hydrants may be required (CFC Appendix C and Temecula Municipal Code Section 15.16.020).

98. Fire Dept. Plan Review. Final fire and life safety conditions will be addressed when building plans are reviewed by the Fire Prevention Bureau. These conditions will be based on occupancy, use, the California Building Code (CBC), California Fire Code (CFC), and related codes which are in force at the time of building plan submittal.

99. Fire Flow. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial and residential buildings per CFC Appendix B. The developer shall provide for this project, a water system capable of delivering 2,000 GPM at 20-PSI residual operating pressure for a 2-hour duration for single family dwellings. 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).

Prior to Issuance of Grading Permit(s)

100. Access Road Widths. Fire Department vehicle access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).

101. 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).

102. Gradient of Access Roads. The gradient for fire apparatus access roads shall not exceed 15 percent (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).

103. Fire Dept. Turnaround. 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).

104. Two Point Access. This development shall maintain two points of access, via all-weather surface roads, as approved by the Fire Prevention Bureau (CFC Chapter 5).

Prior to Issuance of Building Permit(s)

105. Required Submittals (Fire Underground Water). The developer shall submit plans electronically 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. 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).

106. Required Submittals (Fire Sprinkler Systems). Fire sprinkler plans shall be submitted electronically to the Fire Prevention Bureau for approval. A set of plans is required for each home not model type. Sprinkler plans must be submitted by the installing contractor to the Fire Prevention Bureau. These plans must be submitted prior to the issuance of building permit.

Prior to Issuance of Certificate of Occupancy

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

108. Hydrant Verification. Hydrant locations shall be identified by the installation of reflective markers (blue dots) (Temecula Municipal Code Section 15.16.020).

109. Addressing. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Single family residences and multi-family residential units shall have 4-inch letters and/or numbers, as approved by the Fire Prevention Bureau (CFC Chapter 5 and Temecula Municipal Code Section 15.16.020).

110. Site Plan. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating fire lanes with appropriate lane painting and/or signs (CFC Chapter 5).

Project No. T2652-22-19
March 25, 2024

City of Temecula
41000 Main Street
Temecula, California 92590

Attention: Mr. Scott Cooper

Subject: GEOTECHNICAL THIRD-PARTY REVIEW (LR22-1033)
PROPOSED ALTAIR SPECIFIC PLAN RESIDENTIAL DEVELOPMENT
TEMECULA, CALIFORNIA

Dear Mr. Cooper:

In accordance with your request, Geocon West, Inc. (Geocon) has completed a third-party review of the *Geotechnical Evaluation, Proposed "Altair" Residential Development, City of Temecula, California*, dated June 29, 2023 and response to comments dated February 9, 2024, prepared by LGC Geotechnical, Inc. (LGC). The purpose of the review is to present our opinion regarding the suitability of the study, conclusions, and recommendations provided within the referenced document. Geocon's review is based on the City of Temecula *Engineering Construction Manual* dated 2020; County of Riverside *Technical Guidelines for the Review of Geotechnical and Geologic Reports* 2000 Edition, *Standard Specification for Public Works Construction*, 2022 edition, California Geological Survey *Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California* dated 2008, ASCE *7-16*, and *2022 California Building Code*.

PURPOSE AND SCOPE

The scope services performed by Geocon for this geotechnical third-party review consisted of reviewing the Geotechnical Response dated February 9, 2024 to Geocon's initial comments dated January 11, 2024 with respect to geotechnical aspects of developing the Altair project.

CONCLUSIONS

Based on our review of the referenced document, the following should be incorporated into the geotechnical review of the 40-scale grading plan report for the Altair project

Comments No. 1 through 7 were addressed.

Comment No. 8 refers to a 370-foot-high slope at the end of the second paragraph. We assume that is a typographical error. If it is not and a 370-foot-high slope is planned, slope stability analysis should be provided in the grading plan review report.

Comments 9 through 13 were addressed.

Comment 14 is regarding 3 inch minus rock within Eastern Municipal Water District (EMWD) utility trench backfill. LGC stated it would be up to the utility agencies inspectors to monitor the size of rock within the backfill. However, the agencies rely on the geotechnical inspectors to monitor and enforce trench backfill requirements during construction. Therefore, LGC technicians will be responsible for monitoring and verifying that no rocks greater than 3 inches in maximum diameter are included in the backfill soils for EMWD lines. LGC should acknowledge this in their grading plan review report.

Comment 15: LGC states they will discuss the City of Temecula's paving requirements to clarify the City's requirements prior to providing pavement section recommendations for the project. This is an acceptable solution to conflicting or incomplete requirements in this situation.

Comment 16 was addressed.

Comment 17: See Comment 14, above.

Comment 18: We recommend LGC acquire confirmation from the City that relative compaction of less than 90 percent is acceptable where structures and infrastructure are not impacted. LGC should discuss City approval in the 40-scale grading plan review document.

Comment 19: LGC should provide the method by which the settlement values were calculated in the 40-scale grading plan review.

Comments 20 through 23 were addressed.

Geocon has completed this review on behalf of the City of Temecula to determine if the major geotechnical aspects of the project were reasonably analyzed and addressed within the general standard of care in our industry. No additional analysis nor independent investigation were performed. The geotechnical consultant is responsible for confirming their findings and recommendations during construction. Our review should not be considered an endorsement of these documents or of the construction operations that result from them.

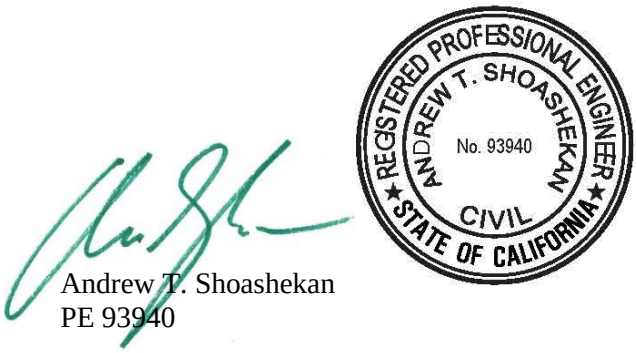
Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON WEST, INC.



Lisa A. Battiato
CEG 2316



Andrew T. Shoashekan
PE 93940

LAB:ATS:hd

Distribution: City of Temecula Planning Department, Attn: Scott Cooper





Note: Artist's conception; colors, materials and application may vary. Refer to sheet SP-5 for color assignments, and sheet CM-1 for exterior color and materials.

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Lighting

Altair Street Lighting Village “C2” & “C3” North LL-1

Altair Temecula, CA

VILLAGE C

2022219 | 07-06-2026

Brookfield Homes
Contact: Colin Koch
3200 Park Center Drive, Suite 1000 Costa Mesa, CA 92626
714.200.1563 | www.brookfieldpropertiesdevelopment.com

WHA. Architects . Planners . Designers .
Contact: Jeff Chelwick, Nick Manea
200 Commerce, Suite 200 Irvine, CA 92602
949.250.0607 | www.WHAinc.com

Hunsaker & Associates
Contact: Ryan Martin
9707 Waples Street, San Diego, CA 92121
858.558.4500 | www.hunsakerSD.com

C2 Collaborative
Contact: Chris Fortunato
100 Avenida Miramar, San Clemente, CA 92672
949.366.6624 | www.c2collaborative.com

Submittal Log

Submittal 1	11-03-2023
Submittal 2	02-23-2024
Submittal 3	05-24-2024
Submittal 4	07-02-2024
Major Mod Subm.	04-08-2026
Major Mod Subm.	05-18-2026
Major Mod Subm.	06-18-2026
Major Mod Subm.	07-07-2026

Planning Application No.: PA26-0160



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C1 | Overall Contextual Site Plan

Brookfield Residential

ALTAIR

TEMECULA, CA

SP-1

0 20 40 80

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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*REFERENCED FROM CIVIL SHEET C2

PROPOSED EASEMENTS

A EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B 56' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

*METES AND BOUNDS ARE REFERENCED FROM CIVIL SHEET C2

Project Summary - Village C1:

Parcel Number: 940310013

Legal Description of Property: 27.47 ACRES NET IN PAR 23 PM 116/069 PM 18254

Existing/ Proposed Zoning: Specific Plan (SP-15 Altair)

Existing/ Proposed General Plan: Specific Plan Implementation (SPI)

Existing Specific Plan Land Use: Altair Specific Plan: SP-E Educational

Proposed Specific Plan Land Use: Altair Specific Plan: SP-R Residential Zone

Total Gross AC: ± 5.08 Gross Acres
Total Net AC: ± 4.25 Net Acres

Total Units: 83 Homes P5: 3 Story Duplex | SFD

- (29) SFD
  - (14) Plan 3 ±1,613 SF | 3 BD | 2.5 BA | Flex
  - (15) Plan 5 ±1,761 SF | 3 BD | 2.5 BA | Flex
- (54) Duplex
  - (13) Plan 1 ±1,360 SF | 2 BD | 2.5 BA | Flex
  - (14) Plan 2 ±1,613 SF | 3 BD | 2.5 BA | Flex
  - (14) Plan 4 ±1,761 SF | 3 BD | 2.5 BA | Flex
  - (13) Plan 6 ±1,834 SF | 3 BD | 2.5 BA | Flex

Building Mix: 56 Buildings

- (14) SFD: Plan 3
- (15) SFD: Plan 5
- (13) Duplex A: Plan 1 | Plan 6
- (14) Duplex B: Plan 2 | Plan 4

Net Density: 19.52 DU/AC

Building Setbacks:

From Altair Vista Property line	3' ft. min	5' ft. max
From Coromell Trail ROW	3' ft. min	No maximum
From A Street Property Line	0' ft. min.	5' ft. max

Occupancy Classification: R-3

Type of Construction: Type V-B

Fire Sprinklers: NFPA-13D



Notes:

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2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
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6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C1: P5 DUPLEXES & SFD | Architectural Site Plan

ALTAIR

TEMECULA, CA

SP-2

0 20 40 80

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Project Summary - Village C1: Open Space

Total Units: 83 Homes

Open Space:

Required: **13,280 SF Total** (160' SF per home)
- Common: 4,980 SF (60' SF per Home | 25' min dimension)
- Private: 8,300 SF* (100' SF per Home | 6' min dimension)

Provided: **28,845 SF Total** (310' SF per home)
- Common: 5,816 SF
- Private: 21,696 SF*

* Includes patios & decks on the 2nd floor.



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C1 | Open Space Exhibit

ALTAIR

TEMECULA, CA

SP-3

0 2 4 8

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Project Summary - Village C1: Parking

Total Gross AC: ± 5.08 Gross Acres
Total Net AC: ± 4.25 Net Acres

Total Units: 83 Homes

Parking:

Required: 175 Spaces
- (83) 2+ Bedroom x 2.0 Spaces = 166 Spaces
- (83) Guest x 0.1 Spaces = 9 Spaces

Provided: 190 Spaces
- Garage: 166 Covered Spaces
- Head In: 16 Uncovered Spaces (9' x 18')
- Parallel: 8 Spaces (8' x 22')



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C1 | Parking Exhibit

ALTAIR

TEMECULA, CA

SP-4

0 20 40 80

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Refuse & Recycling Containers - Village C1

T (83 Total) Trash Can '60' Gallon (41"H x 27"W x 33"D) - 1 per Unit
R (83 Total) Recycle Can '60' Gallon (41"H x 27"W x 33"D) - 1 per Unit
O (83 Total) Organic Can '60' Gallon (41"H x 27"W x 33"D) - 1 per Unit

*Trash cans are placed on homeowners drive apron to allow trash trucks ease of flow through circulation & pickup. Where stub alleys occur; trash cans shall be placed at the closet drive entry.

*Trash cans will be on the street less than 24 hours on Trash Collection Day

Parking:

Required: 175 Spaces (2.1 space per Home)
- (83) 2+ Bdrm x 2.0 Spaces = 166 Spaces
- (83) Guest x 0.1 Spaces = 9 Spaces

Provided: 190 Spaces (2.3 space per Home)
- Garage: 166 Covered Spaces
- Head In: 16 Uncovered Spaces (9' x 18')
- Parallel: 8 Spaces (8' x 22')

Collection Day Parking Availability:

Provided: 183 Spaces (2.2 spaces per home)
- Garage: 166 Covered Spaces
- Head In: • 16 Uncovered Spaces (9' x 18')
- Parallel: • 1 Uncovered Spaces (8' x 22')

Unavailable on Collection Day: • 7 Uncovered Spaces Total

Notes:

1. Video surveillance, signage and literature for residents shall be provided detailing that the organic bins are for organic disposal only. Organics enclosure may be used for residential landscape waste.
2. "No Parking" on collection day shall be enforced through signage and fines





Enlargement
Proposed Trash Can Staging

0 05 10 20

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C1 | Trash Staging Exhibit

ALTAIR

TEMECULA, CA

SP-5

0 20 40 80

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Waste Collection Day Overflow Parking - Village C1

- Available overflow parking stall on waste collection day (17 Spaces)
- Unavailable parking stalls on waste collection day (7 Spaces)

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C1 | Waste Collection Day Overflow Parking

ALTAIR

TEMECULA, CA

SP-6

0 20 40 80

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EXPOSED SIDE ELEVATION
REQUIRES ENHANCEMENT

NOTE:WINDOW TRIMS OCCUR ON ALL SIDES OF ALL BUILDINGS

COLOR SCHEMES

P5 - CONTEMPORARY PROVINCIAL

16 SCHEME 16
17 SCHEME 17
18 SCHEME 18

Refer to Sheet CM-1 for Exterior Color and Materials



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C1 | Preliminary Elevation and Color Assignment

ALTAIR

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SP-7

0 20 40 80

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Plan 3
SFD
Color Scheme 17

Plan 5
SFD
Color Scheme 16

Plan 4
Plan 2
Duplex B-R
Color Scheme 18

Plan 1
Plan 6
Duplex A-R
Color Scheme 16

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)
- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

Ⓑ RECESSED ENTRY (9.4.3)
- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

Ⓒ WALLED YARD (9.4.4)
- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

Key Map
(N.T.S)



Contemporary Provincial

P-5: 3 STORY DUPLEX & SFD | Frontage Exhibit

ALTAIR

TEMECULA, CA

Note: Artist's conception; colors, materials and application may vary.

Brookfield Residential

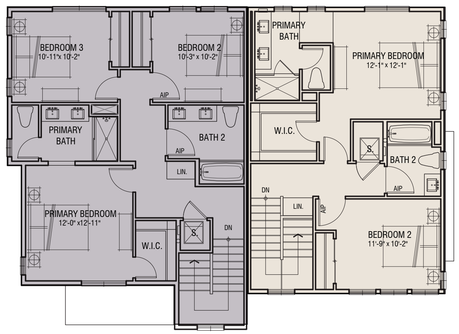
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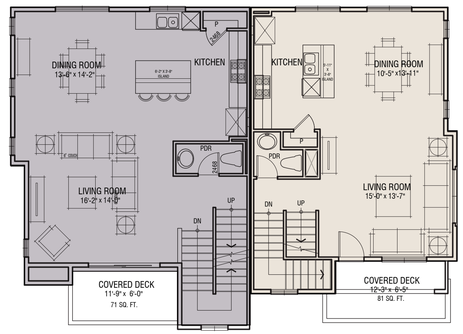
PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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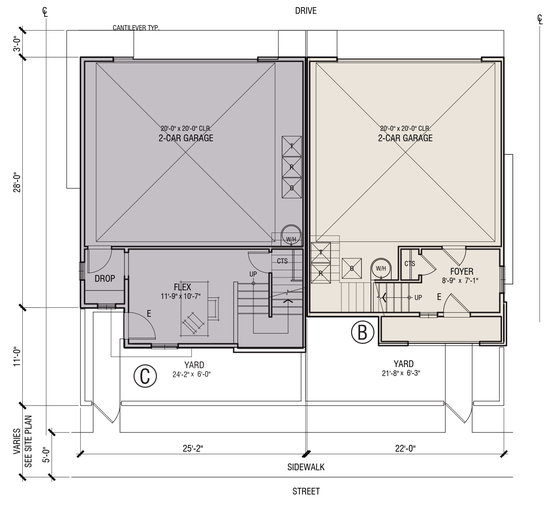
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3rd Floor



2nd Floor



1st Floor

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

Ⓑ RECESSED ENTRY (9.4.3)

- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

Ⓒ WALLED YARD (9.4.4)

- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

PLAN 6 (Duplex A)
±1,834 SF
3 BEDROOM/
2.5 BATH/FLEX

PLAN 1 (Duplex A)
±1,360 SF
2 BEDROOM/2.5 BATH/
FLEX

NOTE:
1. Floor plans are for schematic purposes only and will change through design process.
2. Schematic floor plans must be reviewed by planning, building, and fire department for code compliance.
3. Yards, patios & decks may vary but will not be less than the minimum requirements.
4. Square footage may vary depending on method of calculation.
5. Building frontage may vary due to site constraints & elevation design.
6. See landscape plans for fence & wall design and height.

Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

Typical Floor Plans
P-5: 3 STORY DUPLEX A | Schematic Floor Plans

Brookfield Residential

ALTAIR

TEMECULA, CA

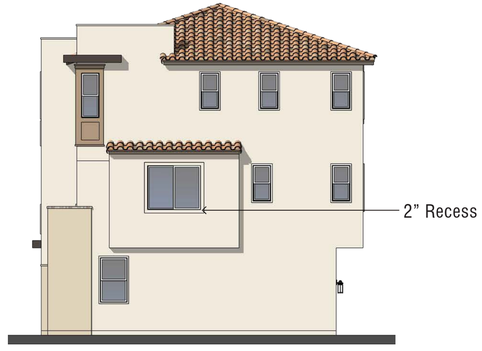
A-2

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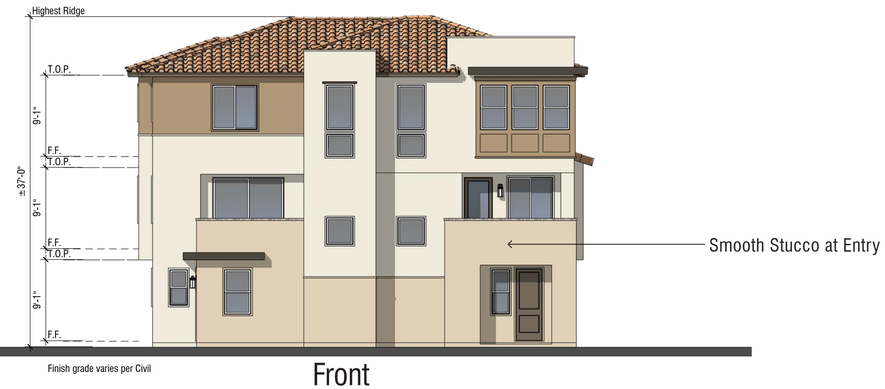
Right



Rear



Left



Front

Color Scheme 16 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete “S” Tile
Color: Red Tones
Accent: Shed Roof Accents

Walls
Main Material: Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY DUPLEX A | Schematic Elevations (Standard)

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A-3

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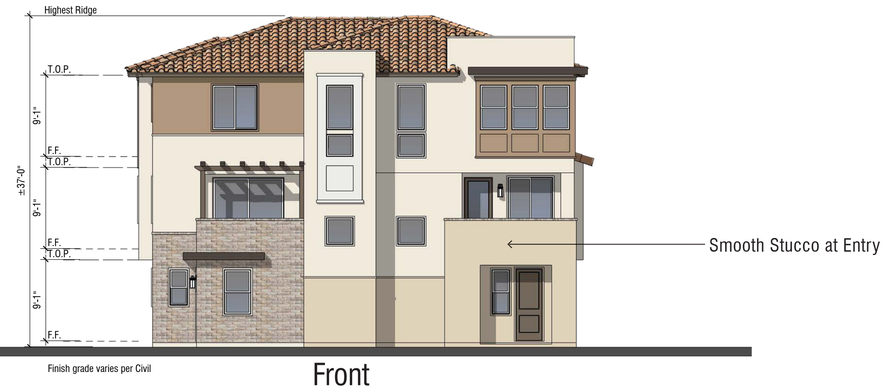
Right



Rear



Left



Front

Color Scheme 16 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete “S” Tile
Color: Red Tones
Accent: Shed Roof Accents

Walls
Main Material: Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY DUPLEX A | Schematic Elevations (Enhanced)

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Brookfield Residential

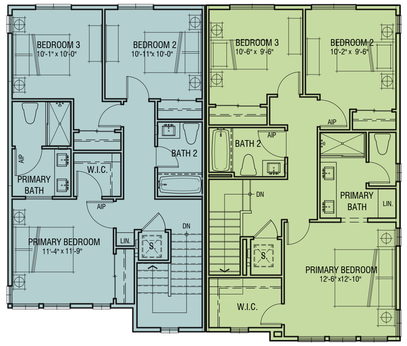
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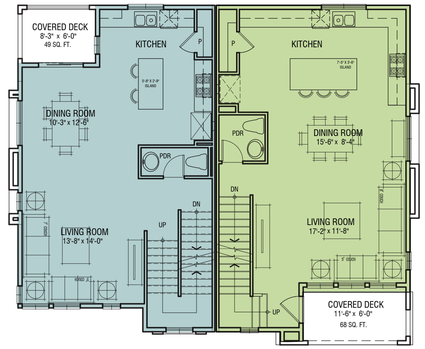
PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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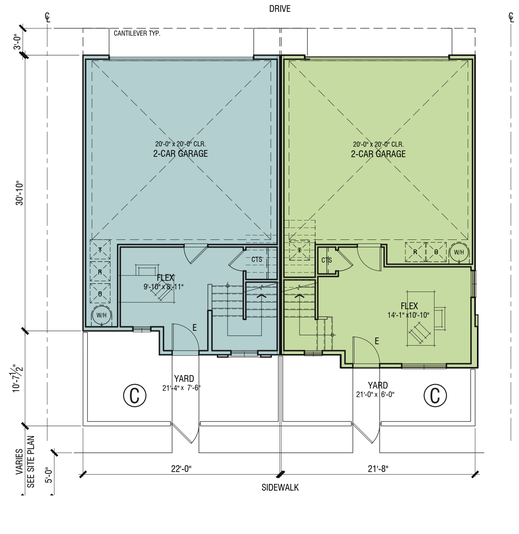
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3rd Floor



2nd Floor



1st Floor

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

Ⓑ RECESSED ENTRY (9.4.3)

- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

Ⓒ WALLED YARD (9.4.4)

- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

PLAN 4 (Duplex B)
±1,761 SF
3 BEDROOM/
2.5 BATH/FLEX

PLAN 2 (Duplex B)
±1,613 SF
3 BEDROOM/2.5 BATH/
FLEX

NOTE:
1. Floor plans are for schematic purposes only and will change through design process.
2. Schematic floor plans must be reviewed by planning, building, and fire department for code compliance.
3. Yards, patios & decks may vary but will not be less than the minimum requirements.
4. Square footage may vary depending on method of calculation.
5. Building frontage may vary due to site constraints & elevation design.
6. See landscape plans for fence & wall design and height.

Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

Typical Floor Plans
P-5: 3 STORY DUPLEX B | Schematic Floor Plans

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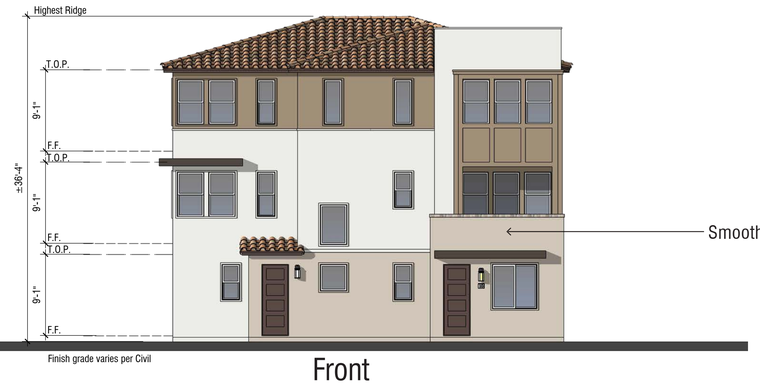
Right



Rear



Left



Front

Color Scheme 16 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete “S” Tile
Color: Red Tones
Accent: Shed Roof Accents

Walls
Main Material: Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY DUPLEX B | Schematic Elevations (Standard)

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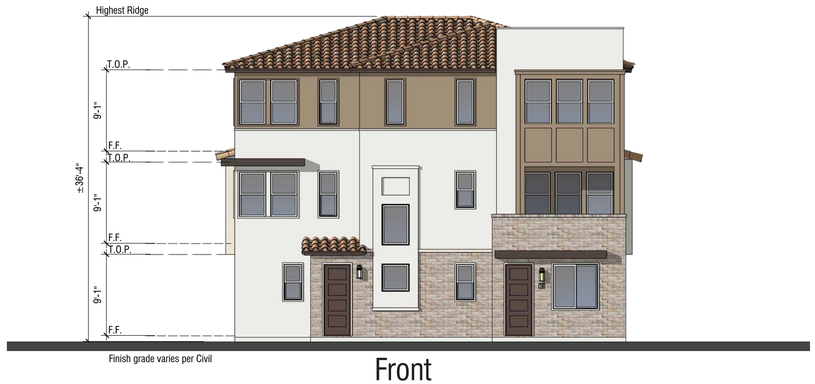
Right



Rear



Left



Front

Color Scheme 17 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete “S” Tile
Color: Red Tones
Accent: Shed Roof Accents

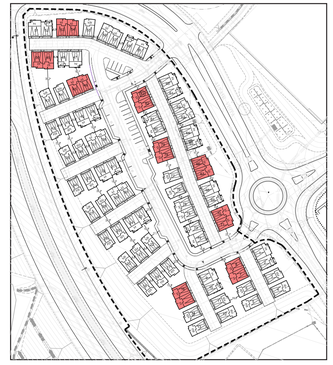
Walls
Main Material: Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY DUPLEX B | Schematic Elevations (Enhanced)

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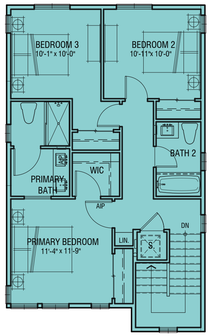
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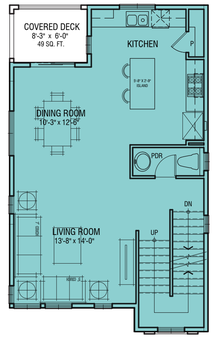
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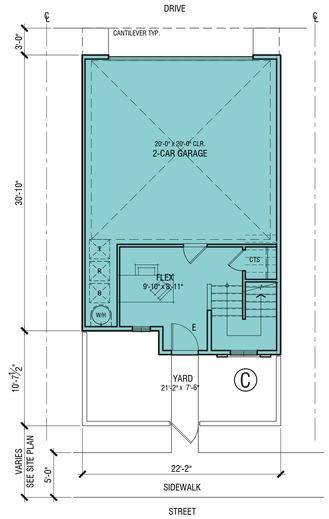
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3rd Floor



2nd Floor



1st Floor

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

Ⓑ RECESSED ENTRY (9.4.3)

- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

Ⓒ WALLED YARD (9.4.4)

- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

PLAN 3 SFD
±1,613 SF
3 BEDROOM/2.5 BATH/
FLEX

NOTE:
1. Floor plans are for schematic purposes only and will change through design process.
2. Schematic floor plans must be reviewed by planning, building, and fire department for code compliance.
3. Yards, patios & decks may vary but will not be less than the minimum requirements.
4. Square footage may vary depending on method of calculation.
5. Building frontage may vary due to site constraints & elevation design.
6. See landscape plans for fence & wall design and height.

Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

P-5: 3 STORY SFD: PLAN 3 | Schematic Floor Plans

Brookfield Residential

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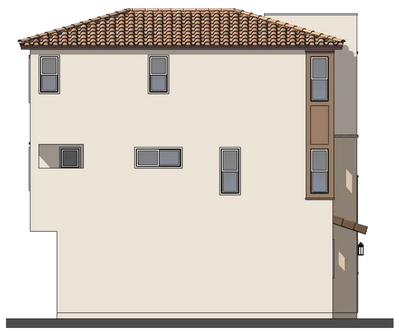
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Right



Rear



Left



Front

Color Scheme 18 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete “S” Tile
Color: Red Tones
Accent: Shed Roof Accents

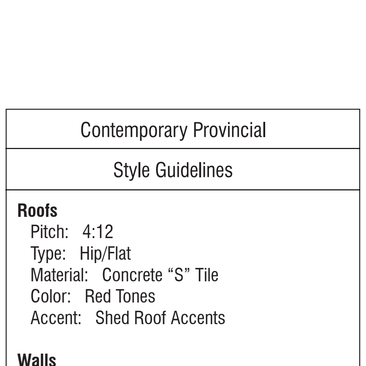
Walls
Main Material: Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY SFD: PLAN 3 | Schematic Elevations (Standard)

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A-9

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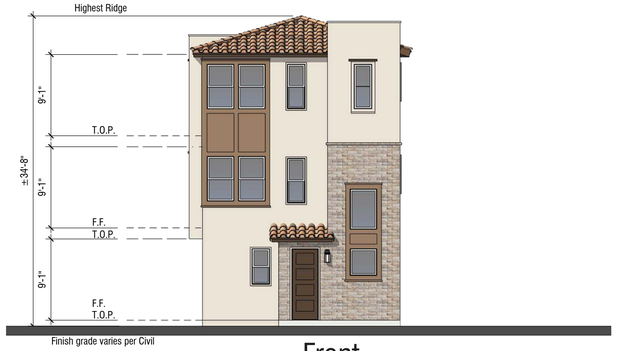
Right



Rear



Left



Front

Color Scheme 18 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete “S” Tile
Color: Red Tones
Accent: Shed Roof Accents

Walls
Main Material: Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY SFD: PLAN 3 | Schematic Elevations (Enhanced)

ALTAIR

TEMECULA, CA

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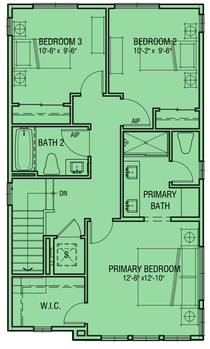
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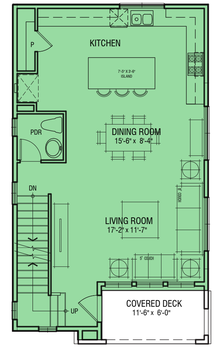
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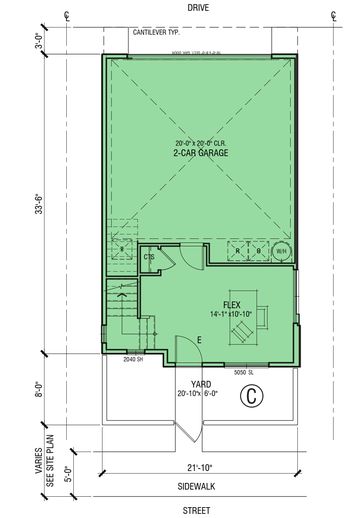
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3rd Floor



2nd Floor



1st Floor

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

Ⓑ RECESSED ENTRY (9.4.3)

- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

Ⓒ WALLED YARD (9.4.4)

- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

PLAN 5 SFD
±1,761 SF
3 BEDROOM/
2.5 BATH/FLEX

NOTE:
1. Floor plans are for schematic purposes only and will change through design process.
2. Schematic floor plans must be reviewed by planning, building, and fire department for code compliance.
3. Yards, patios & decks may vary but will not be less than the minimum requirements.
4. Square footage may vary depending on method of calculation.
5. Building frontage may vary due to site constraints & elevation design.
6. See landscape plans for fence & wall design and height.

Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

P-5: 3 STORY SFD: PLAN 5 | Schematic Floor Plans

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Right



Rear



Left



Front

Color Scheme 17 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete “S” Tile
Color: Red Tones
Accent: Shed Roof Accents

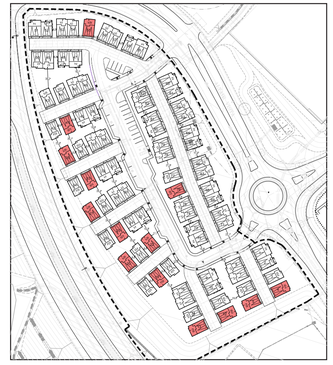
Walls
Main Material: Stucco, Smooth Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY SFD: PLAN 5 | Schematic Elevations (Standard)

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Right



Rear



Left



Front

Color Scheme 17 Shown, Refer to Sheet CM-1

Contemporary Provincial
Style Guidelines

Roofs
Pitch: 4:12
Type: Hip/Flat
Material: Concrete "S" Tile
Color: Red Tones
Accent: Shed Roof Accents

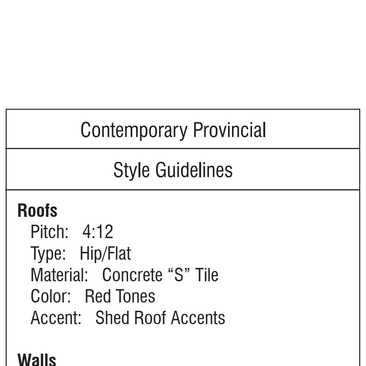
Walls
Main Material: Stucco, Smooth Stucco
Secondary Material: Color Blocked Stucco
Accent Material Option: Color Blocked Stucco
*Brick at Selected Locations

Windows
Trim: Varies
Type: TBD (Mixed)

Doors
Type: TBD (Match Style)

Details
Type: Awning/Accent Trellis/Arched Entries

Key Map
(N.T.S)



Contemporary Provincial

P5: 3 STORY SFD: PLAN 5 | Schematic Elevations (Enhanced)

ALTAIR

TEMECULA, CA

Brookfield Residential

A-13

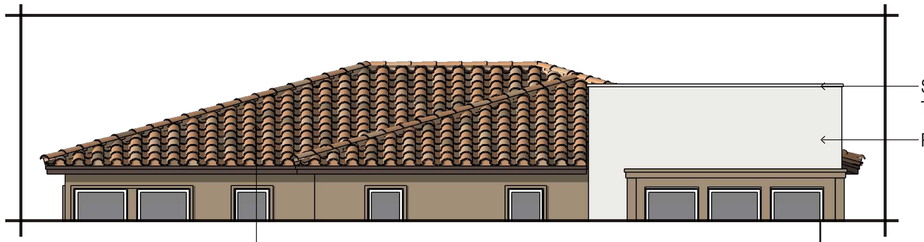
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Roof

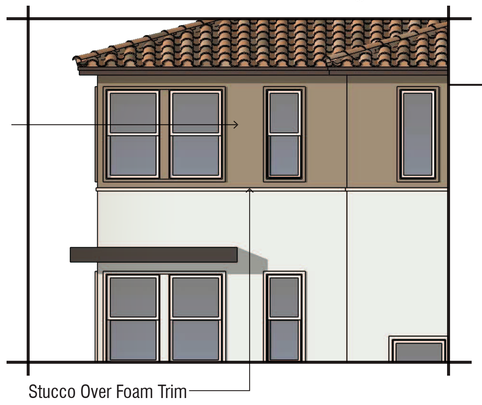


Corner Trim Package

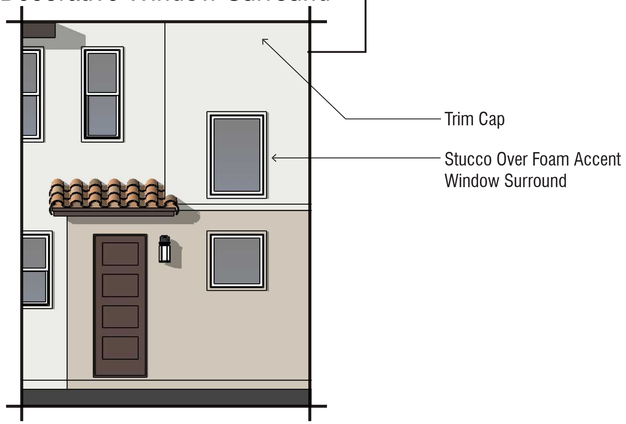




Accent Color Blocking



Decorative Window Surround



Accent Entry Treatment



Contemporary Provincial
Style Guidelines

Roofs
- Pitch: 4:12
- Type: Hip/Flat
- Material: Concrete “S” Tile
- Color: Red Tones
- Accent: Shed Roof Accents

Walls
- Main Material: Stucco
- Secondary Material: Color Blocked Stucco
- Accent Material Option: Color Blocked Stucco
  *Brick at Selected Locations

Windows
- Trim: Varies
- Type: TBD (Mixed)

Doors
- Type: TBD (Match Style)

Details
- Type: Awning/Accent Trellis/Arched Entries

Contemporary Provincial

P5: 3 STORY DUPLEX | Architectural Details

ALTAIR

TEMECULA, CA

Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

A-14

0 2 4 8

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Note: Artist's conception; colors, materials and application may vary. Refer to sheet SP-5 for color assignments.

Brookfield Residential

VILLAGE C1 | STREET SCENE

ALTAIR

TEMECULA, CA

SS-1

0 2 4 8

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Note: Artist's conception; colors, materials and application may vary. Refer to sheet SP-5 for color assignments.

Brookfield Residential

VILLAGE C1 | STREET SCENE

ALTAIR

TEMECULA, CA

SS-2

0 2 4 8

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Exterior Color & Materials

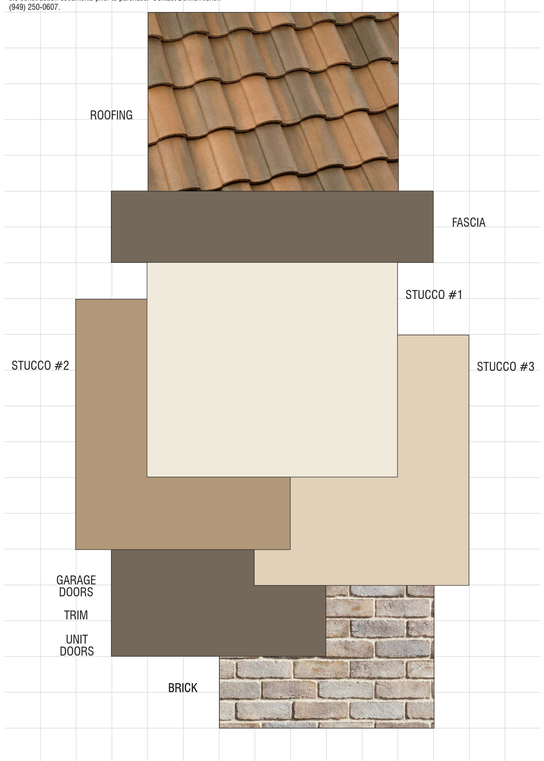
SCHEME 16

P5 - CONTEMPORARY PROVINCIAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	[1]3645 Sunrise Blend Ref: .18 Emi: .93 A.SRI: 22 CRRC: 0918-0030	Eagle [1](or approved equal)
[3]Alternate Roofing: Concrete 'S' Tile	1BCCS 3270 Tesoro Blend Ref: .20 Emi: .90 A.SRI: 21 CRRC: 0942-0193	Westlake (or approved equal)
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle [1](or approved equal)
Ogee Gutters & Rectangular Downspouts *(factory finish)*	[1]Bronze	Custom-Bilt Metals [1](or approved equal)
Vinyl Windows *(factory finish)*	[3]Almond	Green World [1](or approved equal)
Brick *(standard raked joints, half running bond pattern)*	Latigo Tundrabrick	Eldorado / [1] Westlake (or approved equal)
Grout @ Brick	Soft Tan	Orco [1](or approved equal)
Stucco Color #1 *(16/20 sand finish)*	[3]1/2 420 (Similar to Sherwin Williams SW 6385 Dover White)	Omega [1](or approved equal)
Stucco Color #2 *(applied to):* Secondary Doors Stucco Accent Walls	SW 7540 Artisan Tan	[1]Sherwin Williams (or approved equal)
Stucco Color #3 *(applied to):* Stucco Accent Walls	SW 7575 Chopsticks	Sherwin Williams (or approved equal)
Trim Color *(applied to):* Barge Boards Eaves Fascia Trim Unit Doors	[1]SW 7033 Brainstorm Bronze	Sherwin Williams [1](or approved equal)
[1,5]Stucco Awnings	SW 7020 Black Fox	Sherwin Williams (or approved equal)
[2]Garage Doors & Weatherstrip *(factory finish)*	[3]Brown	Wayne Dalton [1](or approved equal)
[3]Deck Coating	Sandstone	Pli-Dek (or approved equal)
[4]Alternate Deck Coating	Nevada Sand Desert Crete	Desert Brand (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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ALTAIR
Temecula, California
BROOKFIELD RESIDENTIAL
April 8, 2026 | 2022219

SCHEME 16
P5 Contemporary Provincial Elevations Only

For exact color refer to manufacturers' actual samples.

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Exterior Color & Materials

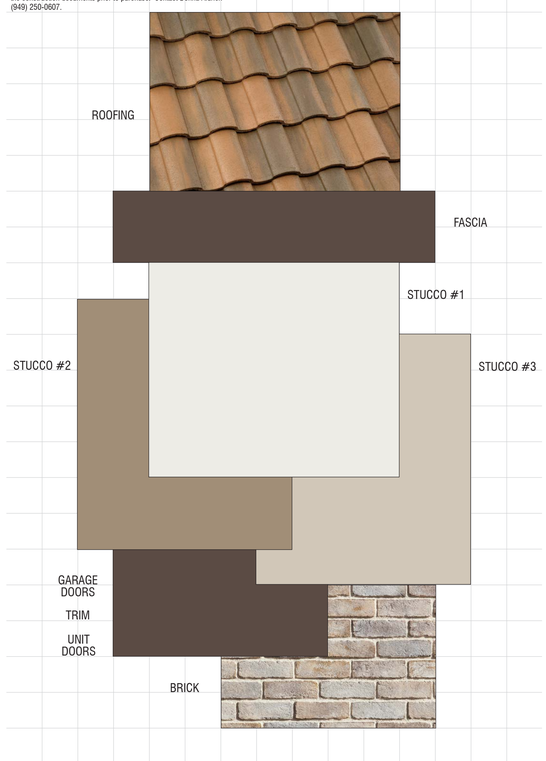
SCHEME 17

P5 - CONTEMPORARY PROVINCIAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	[1]3645 Sunrise Blend Ref: .18 Emi: .93 A.SRI: 22 CRRC: 0918-0030	Eagle [1](or approved equal)
[3]Alternate Roofing: Concrete 'S' Tile	1BCCS 3270 Tesoro Blend Ref: .20 Emi: .90 A.SRI: 21 CRRC: 0942-0193	Westlake (or approved equal)
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle[1] (or approved equal)
Ogee Gutters & Rectangular Downspouts *(factory finish)*	[1]Beaver Brown	Custom-Bilt Metals [1](or approved equal)
Vinyl Windows *(factory finish)*	[3]Almond	Green World [1](or approved equal)
Brick *(standard raked joints, half running bond pattern)*	Latigo Tundrabrick	Eldorado / [1] Westlake (or approved equal)
Grout @ Brick	Soft Tan	Orco [1](or approved equal)
Stucco Color #1 *(16/20 sand finish)*	[3]10 (Similar to Sherwin Williams SW 7005 Pure White)	Omega [1](or approved equal)
Stucco Color #2 *(applied to):* Secondary Doors Stucco Accent Walls	SW 7535 Sandy Ridge	Sherwin Williams [1](or approved equal)
Stucco Color #3 *(applied to):* Stucco Accent Walls	SW 7036 Accessible Beige	Sherwin Williams (or approved equal)
Trim Color *(applied to):* Barge Boards Eaves Fascia Trim Unit Doors	[1]SW 7510 Chateau Brown	Sherwin Williams [1](or approved equal)
[1,5]Stucco Awnings	SW 7020 Black Fox	Sherwin Williams (or approved equal)
[2]Garage Doors & Weatherstrip *(factory finish)*	[3]Brown	Wayne Dalton (or approved equal)
[3]Deck Coating	Sandstone	Pli-Dek (or approved equal)
[4]Alternate Deck Coating	Nevada Sand Desert Crete	Desert Brand (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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ALTAIR
Temecula, California
BROOKFIELD RESIDENTIAL
April 8, 2026 | 2022219

SCHEME 17
P5 Contemporary Provincial Elevations Only

For exact color refer to manufacturers' actual samples.

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Exterior Color & Materials

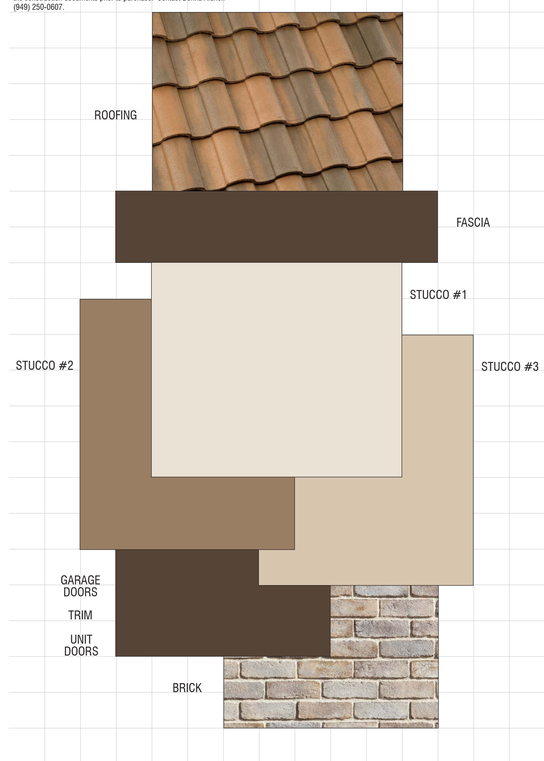
SCHEME 18

P5 - CONTEMPORARY PROVINCIAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	[1]3645 Sunrise Blend Ref: .18 Emi: .93 A.SRI: 22 CRRC: 0918-0030	Eagle [1](or approved equal)
[3]Alternate Roofing: Concrete 'S' Tile	1BCCS 3270 Tesoro Blend Ref: .20 Emi: .90 A.SRI: 21 CRRC: 0942-0193	Westlake (or approved equal)
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle[1] (or approved equal)
Ogee Gutters & Rectangular Downspouts *(factory finish)*	[1]Weathered Copper	Custom-Bilt Metals [1](or approved equal)
Vinyl Windows *(factory finish)*	[3]Almond	Green World[1] (or approved equal)
Brick *(standard raked joints, half running bond pattern)*	Latigo Tundrabrick	Eldorado / [1] Westlake (or approved equal)
Grout @ Brick	Soft Tan	Orco[1] (or approved equal)
Stucco Color #1 *(16/20 sand finish)*	[3]1/2 20 (Similar to Sherwin Williams SW 6147 Panda White)	Omega[1] (or approved equal)
Stucco Color #2 *(applied to):* Secondary Doors Utility Doors Stucco Accent Walls	SW 2823 Rookwood Clay	Sherwin Williams [1](or approved equal)
Stucco Color #3 *(applied to):* Stucco Accent Walls	SW 6106 Kilim Beige	Sherwin Williams (or approved equal)
Trim Color *(applied to):* Barge Boards Eaves Fascia Trim Unit Doors	[1]SW 7041 Van Dyke Brown	Sherwin Williams [1](or approved equal)
[1,5]Stucco Awnings	SW 7020 Black Fox	Sherwin Williams (or approved equal)
[2]Garage Doors & Weatherstrip *(factory finish)*	[3]Brown	Wayne Dalton (or approved equal)
[3]Deck Coating	Sandstone	Pli-Dek (or approved equal)
[4]Alternate Deck Coating	Nevada Sand Desert Crete	Desert Brand (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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ALTAIR
Temecula, California
BROOKFIELD RESIDENTIAL
April 8, 2026 | 2022219

SCHEME 18
P5 Contemporary Provincial Elevations Only

For exact color refer to manufacturers' actual samples.

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EXTERIOR COLOR AND MATERIALS
ALTAIR

TEMECULA, CA

Brookfield Residential

CM-1

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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CONCEPTUAL PLANT PALETTE

TREES



SCIENTIFIC NAME	COMMON NAME
Acacia stenophylla	Shoestring Acacia
Arbutus 'Marina'	Marina Arbutus
Arbutus unedo	Strawberry Tree
Cercidium 'Desert Museum'	Palo Verde
Cercis occidentalis	Western Redbud
Chilopsis linearis 'Warren Jones'	W. Jones Desert Willow
Chitalpa x tashkentensis	Chitalpa
Citrus spp.	Orange, Lemon, Lime, Ect.
Geijera parviflora	Australian Willow
Heteromeles arbutifolia	Toyon
Lagerstroemia indica	Crape Myrtle
Laurus nobilis 'Saratoga'	Sweet Bay
Magnolia G. 'Little Gem'/'Kay Parris'	Little Gem Mangolia
Olea europaea 'Swan Hill'/'Wilsonnii'	Fruitless Olive
Pistacia chinensis 'Red Push'	Chinese Pistache
Platanus spp.	Sycamore
Populus fremontii 'Nevada'	Western Cottonwood
Prunus ilicifolia ilicifolia	Hollyleaf Cherry
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus virginiana 'Heritage'	Southern Live Oak
Ulmus parvifolia	Chinese Elm

SHRUBS

SCIENTIFIC NAME	COMMON NAME
Aloe 'Blue Elf'	Blue Elf Aloe
Angiozanthos 'Big Red'	Kangaroo Paw
Arctostaphylos spp.	Manzanita
Baccharis pilularis	Coyote Brush
Baileya multiradiata	Desert Marigold
Bouteloua gracilis	Blue Grama
Buddleia marrubiifolia	Wolly Butterfly Bush
Calliandra californica	Baja Duster
Calliandra eriophyia	Fairy Duster
Callistemon vim. 'Little John'	Little John Bottlebrush
Ceanothus cultivars	Ceanothus
Cistus spp.	Rockrose
Dianella spp.	Flax Lilies
Dietes bicolor	Fortnight Lily
Dudlea pulverule	Giant Chalk Dudlea
Encelia farinosa	Brittle Bush
Euphorbia milii 'Redi-Red'	Red Euphorbia
Feijoa sellowiana	Pineapple Guava
Frangula californica 'Mound San Bruno'	Coffeeberry
Grevillea spp.	Grevillea
Hesperaloe parviflora	Red/Yellow Yucca
Heteromeles arbutifolia	Toyon
Heuchera maxima	Island Alumroot
Ilex vomitoria	Yaupon
Lantana spp.	Lantana
Lavandula spp.	Lavender
Leucophylium frutescens	Texas Ranger
Leucophyllum laevigatum	Chihuahuan Rain Sage
Leymus cond. 'Canyon Prince'	Blue Lyme Grass
Ligustrum japonicum 'Texanum'	Japanese Privet
Lomandra spp.	Matt Rush
Muhlenbergia spp.	Grass
Olea europaea 'Montra'	Little Ollie
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Rhaphiolepis 'Ballerina'	Indian Hawthorn
Rhaphiolepis 'Clara'	Indian Hawthorn
Rhaphiolepis 'Majestic Beauty'	Majestic Beauty
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn
Rhamnus californica	Coffeeberry
Rhus intergifolia	Lemonadeberry
Rhus ovata	Sugar Bush
Ribes spp.	Current
Rosa Carpet	Carpet Rose
Ruellia brittonia'Katie'	Katie Ruellia
Salvia apiana	White Sage
Salvia 'Bees Bliss'	Bees Bliss Sage
Salvia chamaedroides	Blue Sage
Salvia clevelandii	Cleveland Sage
Salvia gregii	Autumn Sage
Salvia leucophylla	Purple Sage
Salvia mellifera	Black Sage
Salvia trident	Hybrid Sage
Santolina chamaecyparissus	Lavender Cotton
Sedum rupestre 'Angelina'	Sedum
Teucrium chamaedrys	Germander
Verbena lilacina 'De La Mina'	Cedros Island Verbena
Westringia fruticosa	Coast Rosemary
Yucca filamentosa	Adam's Needle Yucca

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME
Baccharis 'Centennial'	Bentennial Baccharis
Baccharis pilularais cvs.	Dwarf Coyote Brush
Carissa spp.	Natal Plum
Festuca arundinacea	Marathon Fescue Turf
Lonicera spp.	Honeysuckle
Myoporum parvifolium	Creeping Boobialla
Rosemarinus 'Prostratus'	Trailing Rosemary
Senecio mandraliscae	Kleinia
Senecio serpens	Blue Chalksticks
Trachelospermum jasminoides	Star Jasmine

VINES

SCIENTIFIC NAME	COMMON NAME
Macfadyena unguis-cati	Cat's Claw
Parthenocissus tricuspidata	Boston Ivy
Podocarpus gracilior	African Fern Pine
Trachelospermum jasminoides	Star Jasmine
Vitis 'Rogers Red'	California Grape

CITY NOTES

All landscaping plans shall comply with the City of Temecula Citywide Design Guidelines and adhere to the City's Water Efficiency Ordinance Chapter 17.32 Water Efficient Landscape including any future Operating Memorandum for the Altair Villages and surrounding areas.

Mulch Note:
Areas of plant material with organic bark mulch require a 3" layer of medium grade bark mulch. In organic mulch areas planted from flats, the mulch depth shall be no less than 1 ½". Areas of non-organic groundcover such as gravel or rock shall also include plant material.

Field Observation Note:
City of Temecula required observation: A minimum of three inspections will be required for construction phasing. The first is an irrigation inspection to verify pipe depth and irrigation material conformance. The second is a landscape inspection to verify irrigation coverage and operation, and to verify that all plantings have been installed consistent with the approved construction plans. The third is a final inspection once mulch has been laid and all plant material and irrigation systems are in place. Contact the Planning Department to schedule required Landscape Inspections.

SITE PLAN CALCULATIONS

Net Site Area:	4.25 Acres
Decorative Rock:	22,040 SF
Bark Mulch:	21,626 SF
Open Lawn:	2,202 SF
Total Landscape Area:	45,868 SF

LEGEND

1. Community Monumentaion Sign
2. Social Seating Areas
3. Open Lawn Area
4. Residential Paseo Areas
5. Mailbox Kiosk
6. Enhanced Vehicular Paving
7. Private Patio
8. Decorative Panels
9. Boulders

ALTAIR
TEMECULA

ALTAIR VILLAGE C1 - PRELIMINARY LANDSCAPE PLAN
TEMECULA, CA

APN: 940-310-013 ; 940-320-002

0 20' 40' 80'
Scale: 1"= 40'-0"

PA26-0160 L-1

C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3



CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Acacia stenophylla	Shoestring Acacia	Low	24" Box
Arbutus 'Marina'	Marina Arbutus	Med.	24" Box
Arbutus unedo	Strawberry Tree	Low	15 Gal.
Cercidium 'Desert Museum'	Palo Verde	Low	24" Box
Cercis occidentalis	Western Redbud	Low	24" Box
Chilopsis linearis 'Warren Jones'	W. Jones Desert Willow	Low	24" Box
Chitalpa x tashkentensis	Chitalpa	Low	24" Box
Citrus spp.	Orange, Lemon, Lime, Ect.	Med.	15 Gal.
Geijera parviflora	Australian Willow	Med.	24" Box
Heteromeles arbutifolia	Toyon	Low	24" Box
Lagerstroemia indica	Crape Myrtle	Med.	24" Box
Laurus nobilis 'Saratoga'	Sweet Bay	Low	24" Box
Magnolia G. 'Little Gem'/'Kay Parris'	Little Gem Mangolia	Med.	24" Box
Olea europaea 'Swan Hill'/'Wilsonnii'	Fruitless Olive	Low	24" Box
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Platanus spp.	Sycamore	Med.	24" Box
Populus fremontii 'Nevada'	Western Cottonwood	Med.	24" Box
Prunus ilicifolia ilicifolia	Hollyleaf Cherry	Low	24" Box
Quercus agrifolia	Coast Live Oak	Low	24" Box
Quercus ilex	Holly Oak	Low	24" Box
Quercus lobata	Valley Oak	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Rhus Lancea	African Sumac	Low	24" Box
Ulmus parvifolia	Chinese Elm	Low	24" Box

SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Aloe 'Blue Elf'	Blue Elf Aloe	Low	5 Gal.
Angiozanthos 'Big Red'	Kangaroo Paw	Low	5 Gal.
Arctostaphylos spp.	Manzanita	Low	1 Gal.
Baccharis pilularis	Coyote Brush	Low	5 Gal.
Baileya multiradiata	Desert Marigold	Low	5 Gal.
Bouteloua gracilis	Blue Grama	Low	1 Gal.
Buddleia marrubiifolia	Wolly Butterfly Bush	Low	5 Gal.
Calliandra californica	Baja Duster	Low	5 Gal.
Calliandra eriophyia	Fairy Duster	Low	5 Gal.
Callistemon vim. 'Little John'	Little John Bottlebrush	Med.	5 Gal.
Ceanothus cultivars	Ceanothus	Low	5 Gal.
Cistus spp.	Rockrose	Low	5 Gal.
Dianella spp.	Flax Lilies	Low/Med.	1 Gal.
Dietes bicolor	Fortnight Lily	Med.	5 gal.
Dudlea pulverule	Giant Chalk Dudlea	Low	1 Gal.
Encelia farinosa	Brittle Bush	Low	5 Gal.
Euphorbia milii 'Redi-Red'	Red Euphorbia	Low	1 Gal.
Feijoa sellowiana	Pineapple Guava	Med.	5 Gal.
Frangula californica 'Mound San Bruno'	Coffeeberry	Low	5 gal.
Grevillea spp.	Grevillea	Low	5 Gal.
Hesperaloe parviflora	Red/Yellow Yucca	Low	5 Gal.
Heteromeles arbutifolia	Toyon	Low	5 Gal.
Heuchera maxima	Island Alumroot	Low	1 Gal.
Ilex vomitoria	Yaupon	Low	5 Gal.
Lantana spp.	Lantana	Low	1 Gal.
Lavandula spp.	Lavender	Low	5 Gal.
Leucophylium frutescens	Texas Ranger	Low	5 Gal.
Leucophyllum laevigatum	Chihuahuan Rain Sage	Low	5 Gal.
Leymus cond. 'Canyon Prince'	Blue Lyme Grass	Low	1 Gal.
Ligustrum japonicum 'Texanum'	Japanese Privet	Med.	5 Gal.
Lomandra spp.	Matt Rush	Med.	1 Gal.
Muhlenbergia spp.	Grass	Med.	1 Gal.
Olea europaea 'Montra'	Little Ollie	Low	5 Gal.
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	Med.	5 Gal.
Rhaphiolepis 'Ballerina'	Indian Hawthorn	Med.	5 Gal.
Rhaphiolepis 'Clara'	Indian Hawthorn	Med.	5 Gal.
Rhaphiolepis 'Majestic Beauty'	Majestic Beauty	Med.	5 Gal.
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	Med.	5 Gal.
Rhamnus californica	Coffeeberry	Low	5 Gal.
Rhus intergifolia	Lemonadeberry	Low	5 Gal.
Rhus ovata	Sugar Bush	Low	5 Gal.
Ribes spp.	Current	Med.	5 Gal.
Rosa Carpet	Carpet Rose	Med.	5 Gal.
Ruellia brittonia'Katie'	Katie Ruellia	Med.	1 Gal.
Salvia apiana	White Sage	Low	5 Gal.
Salvia 'Bees Bliss'	Bees Bliss Sage	Low	5 Gal.
Salvia chamaedroides	Blue Sage	Low	5 Gal.
Salvia clevelandii	Cleveland Sage	Low	5 Gal.
Salvia gregii	Autumn Sage	Low	5 Gal.
Salvia leucophylla	Purple Sage	Low	5 Gal.
Salvia mellifera	Black Sage	Low	5 Gal.
Salvia trident	Hybrid Sage	Low	5 Gal.
Santolina chamaecyparissus	Lavender Cotton	Low	5 Gal.
Sedum rupestre 'Angelina'	Sedum	Low	1 Gal.
Teucrium chamaedrys	Germander	Low	5 Gal.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.
Yucca filamentosa	Adam's Needle Yucca	Low	5 Gal.

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Baccharis 'Centennial'	Bentennial Baccharis	Low	1 Gal.
Baccharis pilularais cvs.	Dwarf Coyote Brush	Low	1 Gal.
Carissa spp.	Natal Plum	Med.	1 Gal.
Festuca arundinacea	Marathon Fescue Turf	High	1 Gal.
Lonicera spp.	Honeysuckle	Low	1 Gal.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.
Rosemarinus 'Prostratus'	Trailing Rosemary	Low	1 Gal.
Senecio mandraliscae	Kleinia	Low	1 Gal.
Senecio serpens	Blue Chalksticks	Low	1 Gal.
Trachelospermum jasminoides	Star Jasmine	Low	1 Gal.

VINES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Macfadyena unguis-cati	Cat's Claw	Low	5 Gal.
Parthenocissus tricuspidata	Boston Ivy	Med.	5 Gal.
Podocarpus gracilior	African Fern Pine	Med.	5 Gal.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.
Vitis 'Rogers Red'	California Grape	Low	5 gal.

DESIGN STATEMENT

Altair landscape design has implemented the Altair Specific Plan along with some notes from Old Town Temecula as it is bridged adjacent to downtown. The materials used will be natural with contemporary elements to incorporate styles from the Specific Plan. The softscape palette consists of low and medium water use plants and is predominantly referenced from the Altair Specific Plan.

Altair features multiple open spaces and park amenities that will be utilized by the future residents. These spaces include open turf areas, seating, overhead shade structures, and picnic tables. The villages will have pathway connections to connect with the overall community and downtown.
Layout of hardscape and softscape materials will adhere to City's water ordinance. Trees and shrubs will be placed a minimum of 5' away from water and gas meters, or sewer laterals; a minimum of 10' away from utility poles and minimum of 8' away from fire hydrants and fire department sprinkler and standpipe connections. Root barriers will be provided within 5' of any hardscape zone. 3" of medium grade bark mulch is required under all plant material. In areas with groundcover planted from flats, mulch depth will be no less than 1-1/2". The irrigation design will conform to the current City of Temecula landscape ordinance and standards.

IRRIGATION STATEMENT

The irrigation of the site landscape area will utilize the latest in smart irrigation methods and means. All new landscape areas will include high efficiency methods with low precipitation rates in order to maximize water rentention and dispersion to the plant root zones.

All planters will use drip irrigation. A smart irrigation controller capable of rain shutoff will also be incorporated into the design.

Medium grade bark mulch will be used in order to reduce water loss due to evaporation.

An irrigation schedule will be provided in order to program the controller. Two irrigation schedules will be provided, one for the plant establishment period and one for on-going landscape maintenance once the plants are established. All new irrigation systems will comply with the current city of Temecula Water Ordinance.

CITY NOTES

Mulch Note:
Areas of plant material with organic bark mulch require a 3" layer of medium grade bark mulch. In organic mulch areas planted from flats, the mulch depth shall be no less than 1 ½". Areas of non-organic ground-cover such as gravel or rock shall also include plant material.

Field Observation Note:
City of Temecula required observation: A minimum of three inspections will be required for construction phasing. The first is an irrigation inspection to verify pipe depth and irrigation material conformance. The second is a landscape inspection to verify irrigation coverage and operation, and to verify that all plantings have been installed consistant with the approved construcion plans. The third is a final inspection once mulch has been laid and all plant material and irrigation systems are in place. Contact the Planning Department to schedule required Landscape Inspections.

LEGEND

1. Community Monumentaion Sign
2. Open Space Area [A - E] See Sheet L3
3. Open Lawn Area
4. Residential Paseo Areas
5. Mailbox Kiosk
6. Enhanced Vehicular Paving
7. Private Patio

0 20' 40' 80'
Scale: 1" = 40'-0"

ALTAIR
TEMECULA

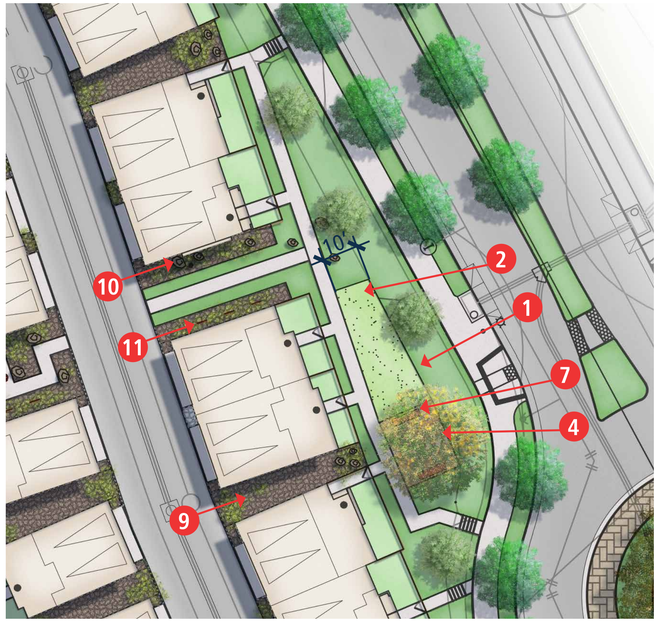
ALTAIR VILLAGE C1 - PRELIMINARY LANDSCAPE PLAN
TEMECULA, CA

APN: 940-310-013 ; 940-320-002

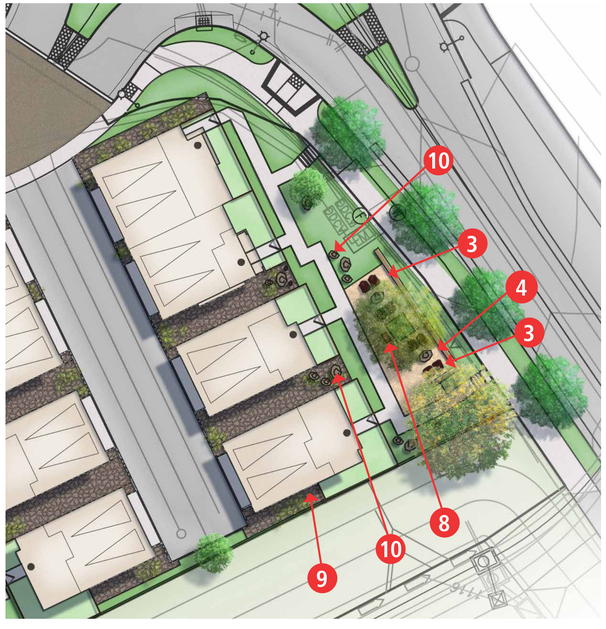
PA26-0160 L-2

C2 Collaborative

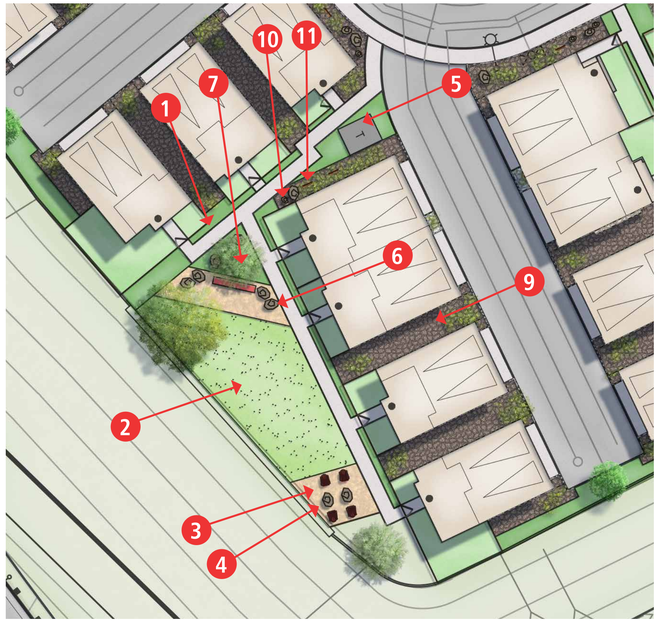
06.19.26 DEVELOPMENT PLAN SUBMITTAL #3



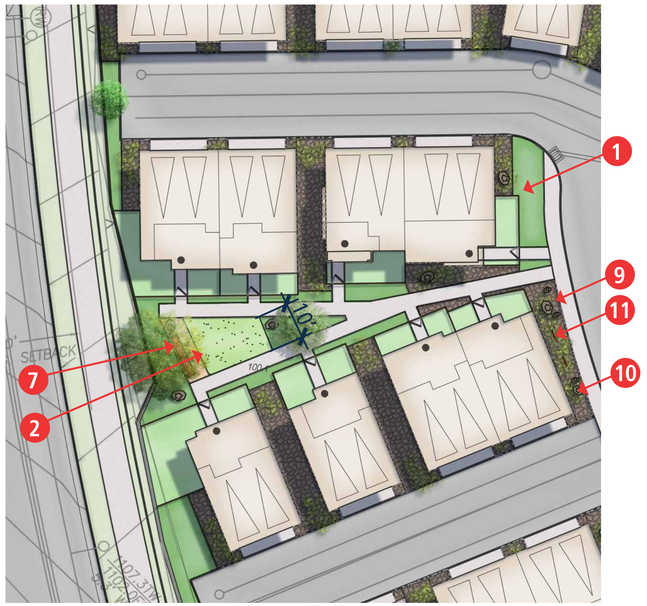
OPEN SPACE AREA A



OPEN SPACE AREA B



OPEN SPACE AREA C



OPEN SPACE AREA D

LEGEND

1. Planting Area
2. Open Lawn Area
3. Lounge Seating
4. Decomposed Granite Paving
5. Transformer
6. Boulders for Seating or Informal Play
7. Bench Seating
8. Community Library (See Furnishing Sheet)
9. Decorative Crushed Rocks
10. Boulders
11. Decorative Panels

ALTAIR
TEMECULA

ALTAIR VILLAGE C1 - PRELIMINARY LANDSCAPE ENLARGEMENT

TEMECULA, CA

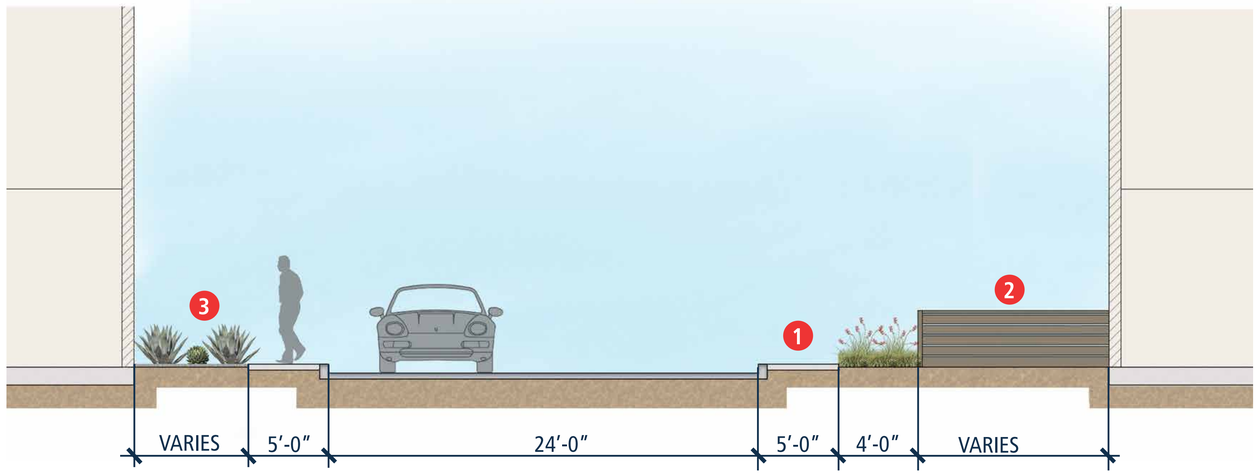
APN: 940-310-013 ; 940-320-002

0 10' 20' 40'
Scale: 1" = 20'-0"

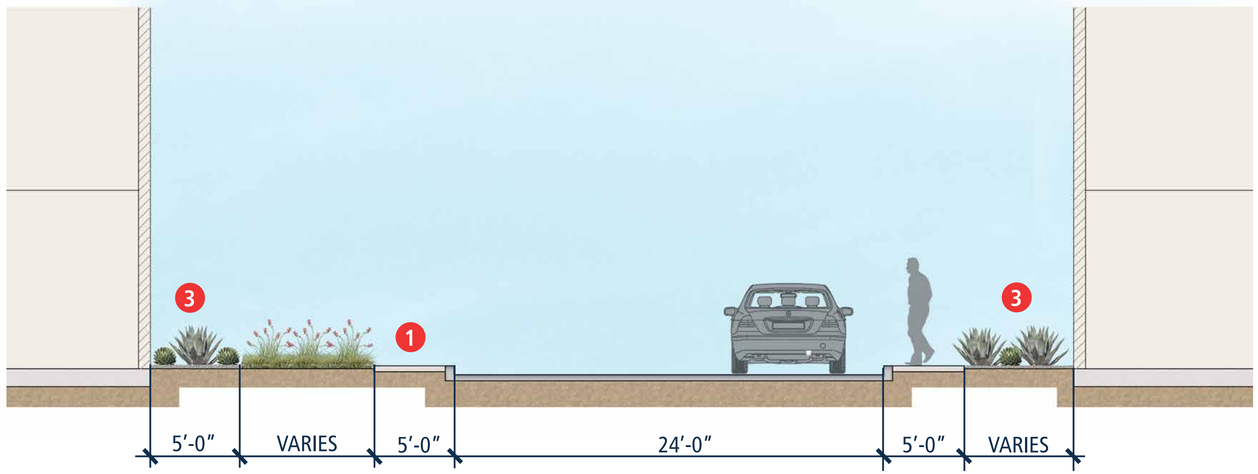
PA26-0160 L-3

C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3



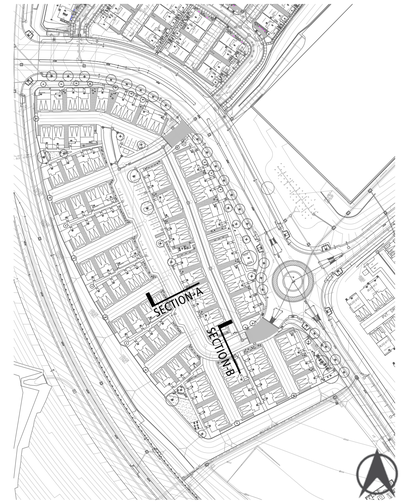
SECTION A



SECTION B

LEGEND

1. 5' Curb Adjacent Walk
2. Private Patio [Depth Varies 5'-10']
3. Decorative Crushed Rocks (within Zone 0)



DEVELOPMENT PLAN SUBMITTAL #3
06.19.26

ALTAIR
TEMECULA

ALTAIR VILLAGE C1 - PRELIMINARY STREET SECTIONS

TEMECULA, CA

APN: 940-310-013 ; 940-320-002

0 2' 4' 8'
Scale: 1/4" = 1'-0"

PA26-0160

L-4

C2 Collaborative



LEGEND

Small Open Space
- Bench Seating
- Views
- Upgraded Planting [Boulders and Large Box trees]

Medium Open Space
- Group Seating
- Views
- Lawn Area
- Upgraded Planting [Boulders and Large Box trees]
- Rock Garden

Large Open Space
- Shaded Seating
- Views
- Informal Play
- Play Lawn Area
- Upgraded Planting [Boulders and Large Box trees]
- Enhanced Paving
- Community Library

Trails and Walkways
- Class 1 Bike Trail
- 8' Walk in Park
- 6-7' Sidewalk
- 4-5' Walk

1 Village A - Neighborhood Park
- Tot Lot
- Shaded Seating
- BBQ / Picnic Tables
- Open Lawn

2 Village B - Neighborhood Park
- Tot Lot
- Shaded Seating
- BBQ / Picnic Tables
- Open Lawn

3 Village C - Neighborhood Park*
- Shaded Seating Areas
- Pickle Ball
- Basketball
- Open Lawn Area

4 Community Park*
- Clubhouse (Public)
- Parking
- Tot Lot
- Dog Park
- Amphitheater Lawn
- Shade Structures
- Garden Spaces
- Grand Staircase and Link to Downtown

5 Altair Recreation Center*
- Clubroom / Restrooms
- Pool / Spa
- Cabanas
- Shaded Seating and Lounges
- Parking

*Amenities are conceptual and subject to change as project progesses.

DEVELOPMENT PLAN SUBMITTAL #3
06.19.26

ALTAIR
TEMECULA

ALTAIR VILLAGE C1 - VILLAGE PARK PROGRAMMING
TEMECULA, CA

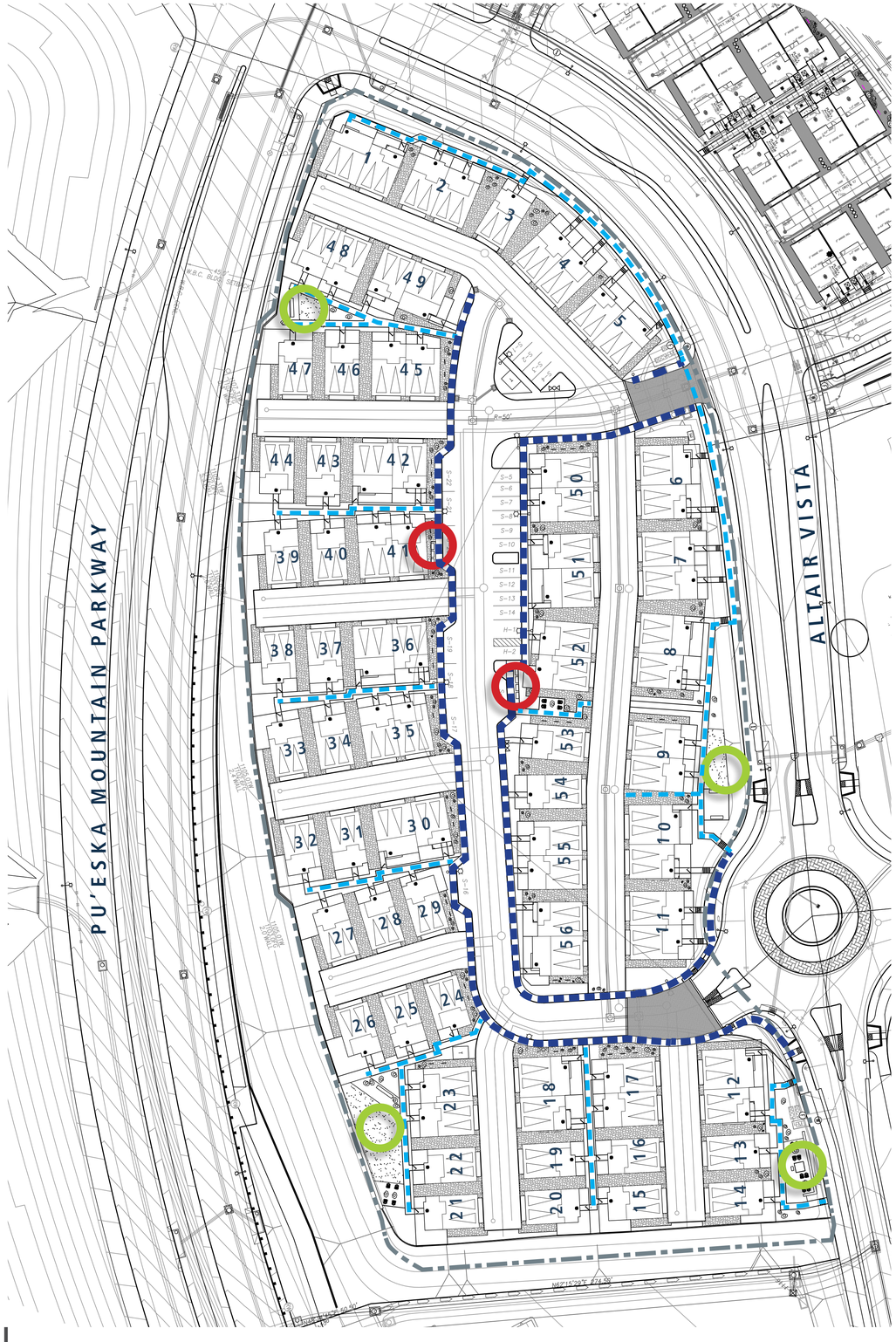
APN: 940-310-013 ; 940-320-002

0 25' 50' 100'
Scale: 1" = 50'-0"

PA26-0160

L-5

C2 Collaborative



LEGEND

- Connectivity Path 4' to 5' Wide
- Street Sidewalk 5' Wide
- Mailbox Location
- Open Space Location

ALTAIR
TEMECULA

ALTAIR VILLAGE C1 - CONNECTIVITY PLAN

TEMECULA, CA

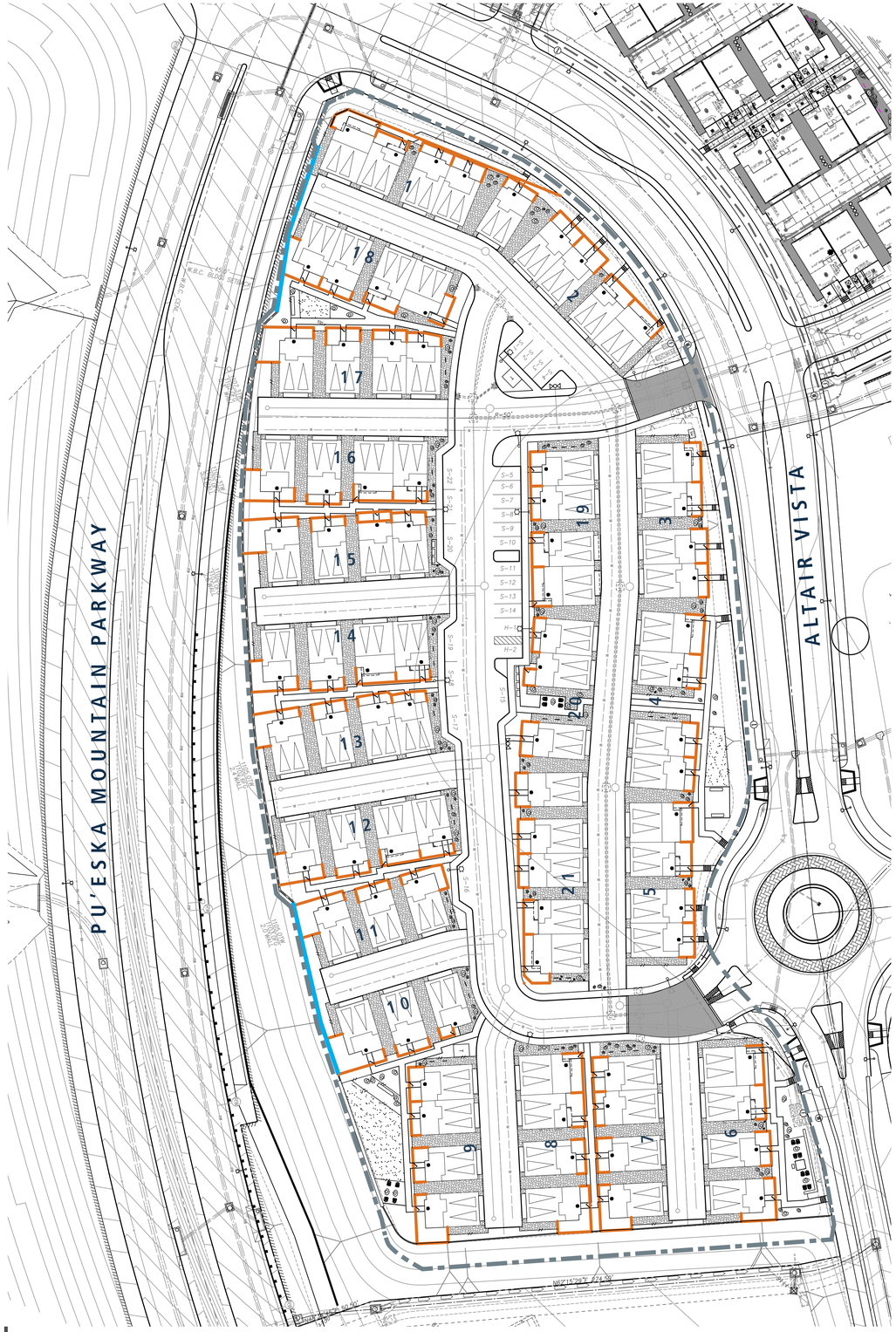
APN: 940-310-013 ; 940-320-002

0 20' 40' 80'
Scale: 1" = 40'-0"

PA26-0160 L-6

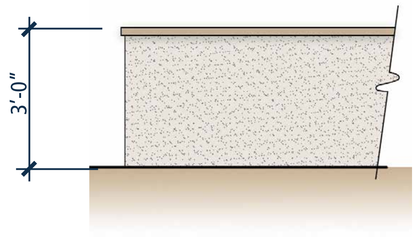
C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3

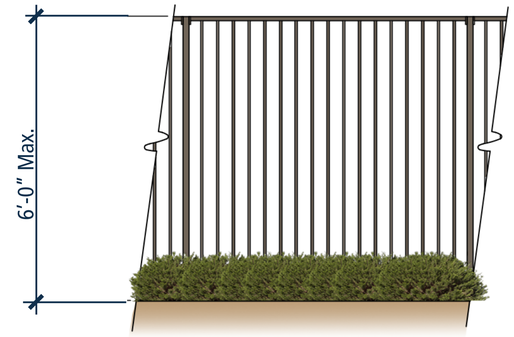


LEGEND

- Patio Wall (3'- 0" Tall)
- Tubular Steel Fence



PATIO WALL
HEIGHT: 3'-0"



TUBULAR STEEL FENCE
HEIGHT: 6' MAXIMUM

ALTAIR
TEMECULA

ALTAIR VILLAGE C1 - WALL AND FENCE PLAN

TEMECULA, CA

APN: 940-310-013 ; 940-320-002

0 20' 40' 80'
Scale: 1"= 40'-0"

PA26-0160

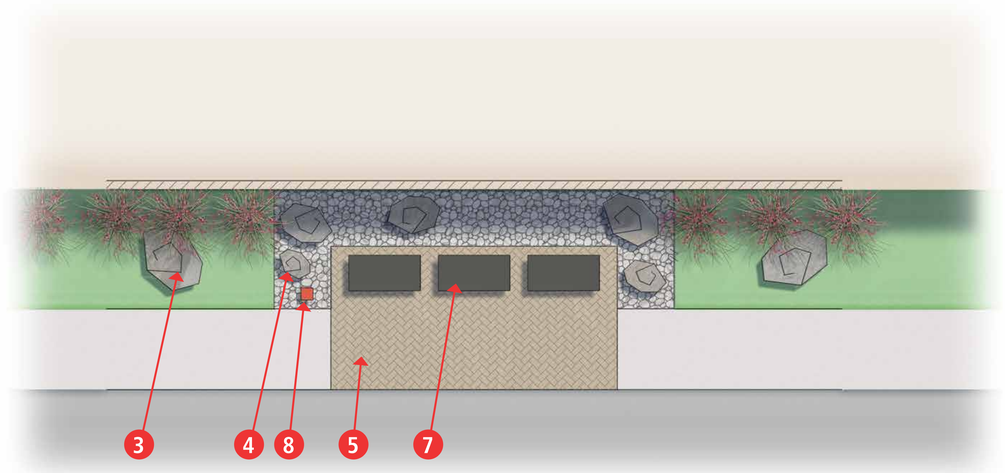
L-7

C2 Collaborative

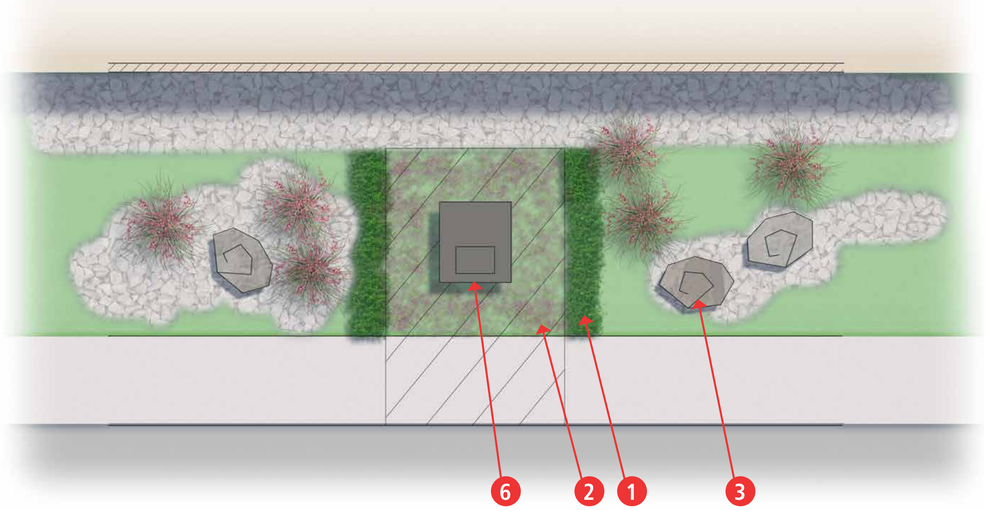
DEVELOPMENT PLAN SUBMITTAL #3
10.19.26

LEGEND

1. Screening Hedge
2. Low Groundcover (12" Max)
3. Boulders in Planting Area
4. Boulders in Decorative Rock Bed
5. Enhanced Paving
6. Transformer
7. Mailboxes
8. Signage



MAILBOX LOCATIONS



TRANSFORMER LOCATIONS

*Note: These are typical solutions. Individual locations may vary.



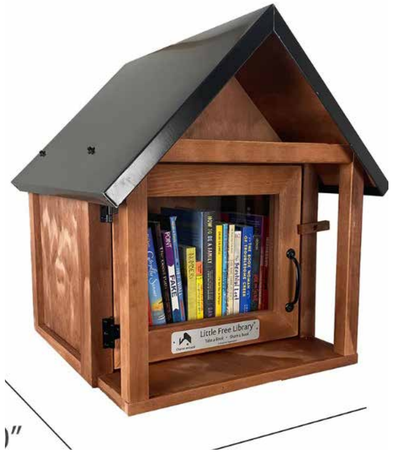
ADIRONDACK CHAIR
CHARCOAL GREY



WASTE RECEPTACLE
DUAL STREAM



BIKE RACK



COMMUNITY LIBRARY



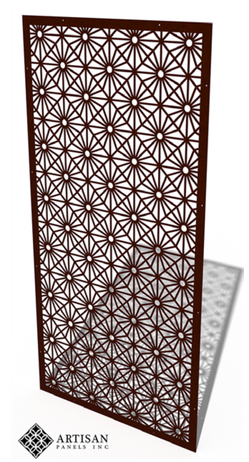
WOOD BENCH



PEDISTAL MAILBOX



BOULDERS FOR SEATING OR INFORMAL PLAY



DECORATIVE PANELS

Note: Conceptual Imagery. Actual Specifications may vary.

Technical Note

BELGARD COMMERCIAL

DESIGN CONSIDERATIONS FOR CONCRETE PAVERS SUBJECTED TO FIRE TRUCK LOADING

A common question posed by design professionals is the ability of interlocking concrete pavement (ICP) and permeable interlocking concrete pavement (PICP) systems to withstand fire truck loading. This is due to the relatively large axle weights they exert along with the fact that fire trucks are critical service vehicles that must be able to access sites in emergency situations.

In terms of structural design for entry, access lane and roadway applications, pavements must be designed to resist rutting, bearing capacity of the supporting pavement system and resistance to repeated axle load applications. Pavement design procedures typically utilize information which describe the strength of the subgrade soils, axle loadings and frequency, and strength of the various layered pavement components. The actual design procedures for flexible and rigid pavements are well documented in Civil Engineering texts with ICPs & PICPs well recognized to behave and follow the design procedures set forth for "flexible" pavement design. References for ICP and PICP pavement design are provided in this Technical Note (AASHTO 1993, ASCE 2016 & 2018, Caltrans 2016).

While not a comprehensive primer on pavement design, the focus of this Technical Note is to demonstrate that ICP and PICPs are not adversely affected by heavily loaded vehicles and are suitable for use in vehicular areas exposed to fire truck loadings. The primary discussion herein will focus on fire truck loadings on ICP/PICP systems as they relate to:

- **Design ESALs applied to the pavement system.**
- **Fire truck wheel and axle loads relative to the strength of the paver.**
- **Point loads that may occur when the stabilizer outriggers are in place.**

Because this document focuses on fire truck loading, data on a typical heavily loaded fire truck was obtained for a "ladder truck" used by the City of Scottsdale, AZ. The vehicle chosen is one of the heaviest vehicle in a typical Fire Department's fleet and is considered on the upper end of the fire vehicle loading spectrum. A few images of the vehicle and its characteristics are provided below:



Ladder Engine: Pierce Manufacturing ID Decal; GVWR - 76,800 lbs.
GAWR – Front = 22,800 lbs. = 11,400 lbs./tire:
GAWR - Rear = 54,000 lbs. = 27,000 lbs./axle; 6750 lbs./tire
Cold Tire Inflation Pressure – 120 psi (single and dual)
Max Load per Single Tire – 11,400 lbs.

DESIGN ESALs

Design references have been developed by several credible organizations including AASHTO, ASCE and Caltrans aswwww shown below. In almost all cases, the design guidelines for the structural aspects of the pavements are based on the 1993 AASHTO Guide for Design of Pavement Structures (AASHTO 1993). As with the design references for ICP and PICPs, the 1993 AASHTO document calculates the thickness of a roadway cross section required to withstand the applied loads for the given lifespan based on the native soils strength and traffic loading. The supporting soil strength is typically described by a CBR value (California Bearing Ratio), Mr (Resilient Modulus), R-value or some other geotechnical measurement describing the strength of the supporting soil. The traffic loading is typically described by TI (Traffic Index), ESALs (Equivalent Single Axle Loads) or other measurement to express the traffic type and equivalent damage (VLF, Vehicle Load Factor) created by each type of vehicle as compared to the passage of a "standard" 18,000-pound axle load (one 18,000 lb. ESAL provides a unit value of 1.0). For perspective on ESALs, passenger cars have a Vehicle Load Factor (VLF) of 0.0004 whereas a fully loaded fire truck as shown above would have a VLF of about 10. Hence, it would take over 20,000 cars to affect the same level of deterioration on the pavement as 1 pass of a fire ladder truck. It should be noted that not all fire trucks exhibit this same degradational effect on pavements as most are lighter and exhibit considerably lower axle loads than the Ladder Truck which has a GVWR (Gross Vehicle Weight Rating) of 76,800 lbs.

Technical Note

BELGARD COMMERCIAL

DESIGN CONSIDERATIONS FOR CONCRETE PAVERS SUBJECTED TO FIRE TRUCK LOADING (CONT.)

Although it is evident by the VLFs shown above that fire trucks can exert high ESALs on the pavement surface, it is important to note that typical roads are designed around hundreds of thousands of ESALs, so the impact of the occasional fire truck is relatively small on those pavements. Notable in the design procedure is that the axle/tire loads applied to the completed pavement system is transferred through the pavement to the subgrade via a series of structural layers which distribute the vehicle loads to a relatively large area of the subgrade. The distribution of the loads through the pavement system enables relatively weak subgrades to support very high concentrated axle/wheel loads much like a snowshoe or wide tracks of low ground pressure vehicles to traverse low strength materials which would otherwise not support the weight of applied loads. Along those same lines, pavement design isn't so much about how much a vehicle weighs but rather the load transfer of axle loads through the pavement system and how many passes can be achieved prior to development of unacceptable rutting or excessive pavement deterioration.

To further expand on this subject, pavement sections for standard asphaltic concrete (AC) and aggregate base systems and interlocking concrete pavement (ICP) systems are essentially identical in thickness with the wearing course being the primary difference in the systems. In essence, an 80mm (3-1/8") thick paver laid on 1" of bedding sand provides a structural number of 1.82 for the pavement layer which is the same as 4-1/8" of asphaltic concrete having a layer coefficient of 0.44/inch (0.44 x 4-1/8 = 1.82). The aggregate base and subbase section used to distribute the wearing course loads provide the same support to either an AC or ICP system. The above analogy can be verified by comparing section thicknesses for designs done in accordance with AASHTO (AASHTO 1993) and ICPI (ICPI 2011) or ASCE (ASCE 2016) methods.



PICP systems employ essentially the same wearing surface (typically an 80mm paver underlain by 2" of No. 8 stone) and open graded load transfer/water storage/conveyance layer aggregate (No. 57 and No. 2stone). Because of the introduction of water and the somewhat less dense structure of the base layers, a somewhat lower structural coefficient is employed for the components that make up the PICP system than what is used for conventional ICP systems, but the design concept is identical.

TIRE CONTACT PRESSURES

In terms of being able to withstand the surface pressure exerted by fire truck tires, the gross axle weight rating (GAWR) on a two tire (steering) axle and tandem axle (rear axles) for the 76,800 lb. fire truck referenced above is 22,800 lbs. and 54,000 lbs., respectively. Each tire is rated at a max load rating of 11,400 lbs. Therefore, each tire exerts a stress of 142.5 psi onto the pavement surface (see Traffic Loading Calculation below).

The above calculation is specific for the aforementioned fire truck with GVWR of 76,800 lb, and demonstrates that pavers made in conformance with ASTM C936 which requires a minimum average compressive strength of 8,000 psi with no individual unit being less than 7,200 psi. So, simply put, the pavers are on average 8000/142.50 > 50 times stronger in compression than required to withstand the surface pressure that would be exerted under the extreme loading conditions imposed by a fire truck.

POINT LOADS

When the stabilizer outriggers are in place, a point load of as much as 45,000 pounds can be applied to the pavement surface. Although significant, when distributed over an "un-factored" stabilizer plate surface area of 0.97 square feet (area of 10x14 inches), this equates to a surface pressure of 322 psi, which again is well within the compressive strength capabilities of Belgard pavers.

PAVER DAMAGE

As a final thought, should one or more pavers become damaged, individual units can be removed and replaced without compromising the structural integrity of the system (instruction manual available upon request).

BELGARD COMMERCIAL

TRAFFIC LOADING CALCULATION EXAMPLE

The following calculations demonstrate that Belgard permeable and interlocking concrete pavement systems satisfy the requirements of meeting or exceeding a 75,000 lb theoretical design load as compared to the required compressive strength of pavers per the requirements in *ASTM C936 Standard Specification for Solid Concrete Interlocking Paving Units (average compressive strength of 8,000 psi).*

Step #1) Determine the maximum wheel load:

GVWR = 76,800 lbs

GAWR (front axle) = 22,800 lbs

GAWR (rear axle) = 54,000 lbs

Front Axle Wheel Loads

W_L = 22,800 lb/ 2 tires per axle = 11,400 lbs per tire

Rear Axle Wheel Loads

W_L = 54,000 lb/ 2 axles/4 tires per axle = 6,750 lbs per tire

Step #2) Increase the load by 30% to account for dynamic forces associated with moving vehicles:

Front Axle: $W_{L\text{-dynamic}}$ = 11,400 lbs x 1.30 = 14,820 lbs per tire

Rear Axle: $W_{L\text{-dynamic}}$ = 6,750 lbs x 1.30 = 8,775 lbs per tire

Step #3) Determine the tire contact area:

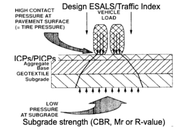
The Contact Area was measured for a Pierce Fire Truck (GVWR = 76,800 lbs) and was determined to be 104 in2 per front tire, and 90 in2 per rear tire. (See measurements in the attached document)

Step #4) Determine the stress exerted per tire in the dynamic load:

$$\sigma_{tire} = \frac{W_{L\text{-dynamic}}}{A_{contact}} = \frac{14{,}820\ lbs}{104\ in^2} = 142.5\ \frac{lbs}{in^2}$$

Step # 5) Compare Belgard PICP to GVWR = 76,800 lbs:

Belgard permeable and interlocking concrete pavers are manufactured to ASTM C936 standards requiring an average compressive strength of 8,000 psi. As illustrated above, the maximum theoretical tire pressure exerted on the pavement surface is 142.50 psi so stresses are effectively transferred to the base and subgrade using Belgard permeable pavers. This significant factor of safety makes Belgard permeable pavers viable solution for a flexible pavement system subjected to Fire Truck Loading.



Structural Pavement Section function of Subgrade Strength, Traffic Loadings and Strength of Pavement Section Components

REFERENCES

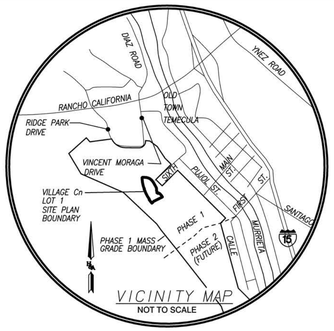
1. *AASHTO 1993. Guide for Design of Pavement Structures, American Association of State Highway and Transportation Officials, Washington, DC.*
2. *ASCE 2016. Structural Design of Interlocking Concrete Pavement for Municipal Streets and Roadways, ASCE/T&DI/ICPI Standard 58-16, American Society of Civil Engineers, Reston, VA.*
3. *ASCE 2018. Permeable Interlocking Concrete Pavement, ASCE/T&DI/ICPI Standard 68-18, American Society of Civil Engineers, Reston, VA.*
4. *Caltrans 2016. Pervious Pavement Design Guidance, California Department of Transportation, Division of Design, Office of Storm Water Management, Sacramento, CA.*
5. *UC Davis 2010. Research Report – Laboratory Testing and Modeling for Structural Performance of Fully Permeable Pavements Under Heavy Traffic: Final Report, U.C. Davis, Department of Civil and Environmental Engineering (CTSW-RT-10-249.04), Davis, CA.*

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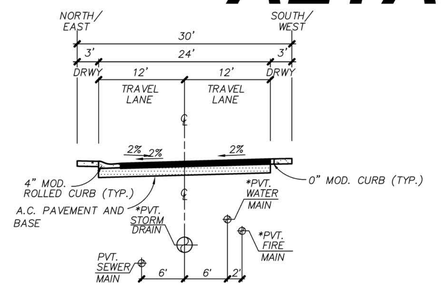
DETAIL AND WEIGHT LOADS OF PAVERS

MINOR MODIFICATION
ALTAIR VILLAGE Cn LOT 1



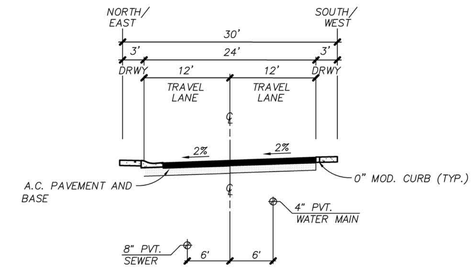
LEGEND

PROJECT BOUNDARY	
EXISTING TOPO CONTOUR	1100
BUILDING NUMBER	BLDG 1
FINISH FLOOR ELEVATION	FF=1100.7
PAD ELEVATION	P=1100.0
ST. ELEVATION	1111.0
PROPOSED PVT. SEWER MAIN (8")	
PROPOSED PVT. WATER MAIN (4"-6")	W
PROPOSED PUB. WATER MAIN (4"-6")	W
PROPOSED PVT. WATER FIRE MAIN (8")	F
PROPOSED PVT. UNTREATED STORM DRAIN (18"*)	
PROPOSED PVT. TREATED/BYPASS STORM DRAIN (18"*)	
* ACTUAL SIZING TO BE DETERMINED	
PROPOSED ADA PATH OF TRAVEL	
ACCESIBLE UNIT	
PROPOSED STREET LIGHT	
PROPOSED FIRE HYDRANT	
PROPOSED TRANSFORMER LOCATION	T
PROPOSED ELECTRICAL SWITCH LOCATION	E
PROPOSED AC UNIT LOCATION	
PROPOSED PATIO WALL	



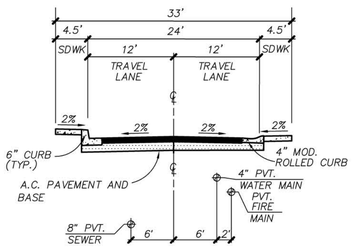
POR. OF PROPOSED PVT. DRIVE B

*WHERE SHOWN PER PLAN NOT TO SCALE



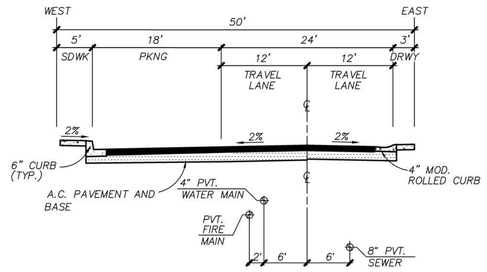
PROPOSED PVT. DRIVES C, D, E, F, G & H

NOT TO SCALE



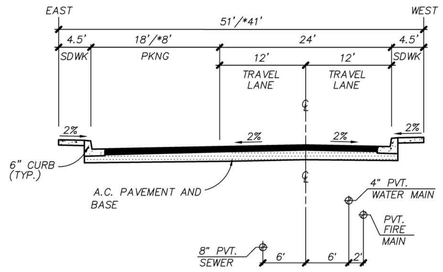
POR. OF PROPOSED PVT. DRIVES A & H

NOT TO SCALE



POR. OF PROPOSED PVT. DRIVE B

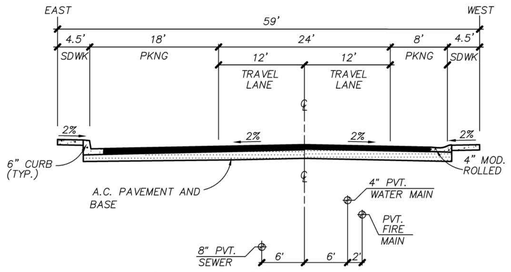
NOT TO SCALE



POR. OF PROPOSED PVT. DRIVE A

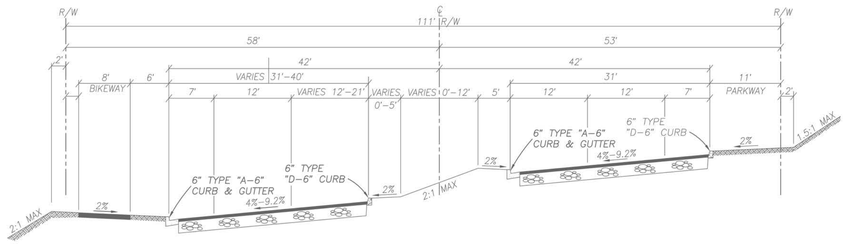
*PARALLEL PARKING

NOT TO SCALE



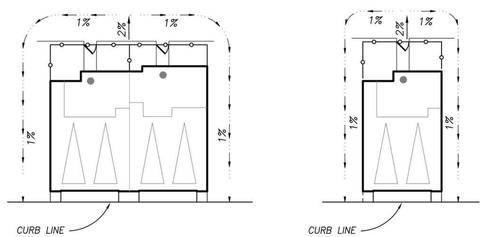
POR. OF PROPOSED PVT. DRIVE A

NOT TO SCALE



PU'ÉSKA MOUNTAIN PARKWAY (PUBLIC)
PER TRACT MAP NO. 36959-1,-2

NOT TO SCALE
PER STREET IMPROVEMENT PLANS (LD23-6748)

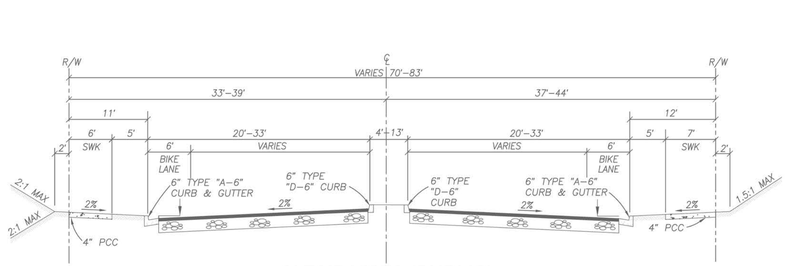


TYPICAL BUILDING DRAINAGE SWALE DETAIL
APPLICABLE TO ALL BUILDING TYPES

NOT TO SCALE

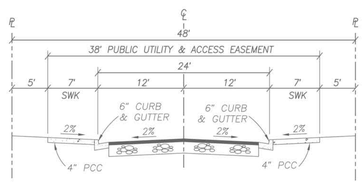
SECTION 1804.4 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

DESIGN WAIVER REQUEST TO ALLOW TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% AWAY FROM HOUSE (PER BLDG. CODE 1804.4) TO 2% AWAY FROM HOUSE. ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.



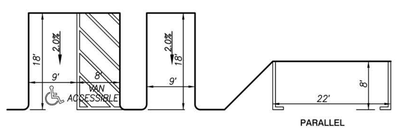
ALTAIR VISTA (PUBLIC)
PER TRACT MAP NO. 36959-1,-2

NOT TO SCALE
PER STREET IMPROVEMENT PLANS (LD23-6748)



ALTAIR VISTA (PRIVATE)

NOT TO SCALE
PER STREET IMPROVEMENT PLANS (LD23-6748)



TYPICAL PARKING DETAIL

NOT TO SCALE

DATA TABLE

1. GROSS SITE AREA: 5.18 AC
2. TOTAL NUMBER OF EXISTING LOTS: 1
3. TOTAL NUMBER OF PROPOSED LOTS: 1
4. TOTAL NUMBER OF UNITS: 83 HOMES
5. ASSESSOR PARCEL NUMBER: 940-310-013, 940-310-045
6. CONTOUR INTERVAL FROM MASS GRADING PLAN: 1 FOOT
7. MAXIMUM SLOPE GRADIENT: 2: 1
8. AREA/PERCENT OF PROJECT IN STREETS, DRIVEWAYS & DRIVE AISLES: 1.37 AC.

SHEET INDEX

C1 – TITLE SHEET
C2 – PRELIMINARY SITE PLAN
C3 – PRELIMINARY GRADING PLAN
C4 – SITE SECTIONS
C5 – PRELIMINARY WET UTILITY PLAN

UTILITY NOTES:

ALL UTILITIES ARE TO BE UNDERGROUND.

IN-TRACT SEWER IS TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA)

IN-TRACT DOMESTIC WATER IS TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA)

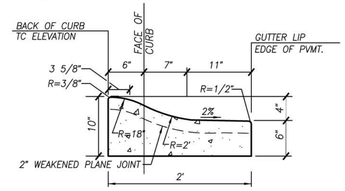
IN-TRACT FIRE WATER IS TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA)

LEGAL DESCRIPTION:

LOT 1 OF TRACT MAP NO. 36959-2, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 502, PAGES 97 THROUGH 109 OF MAPS, FILES IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SEPTEMBER 4, 2025.

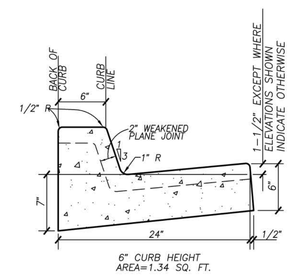
CONDOMINIUM NOTE:

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS IS 101.



4" MODIFIED ROLLED CURB

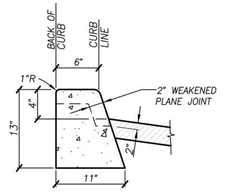
NOT TO SCALE



6" CURB HEIGHT
AREA=1.34 SQ. FT.

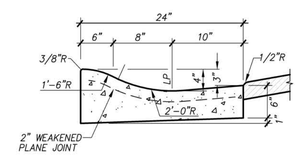
6" CURB & GUTTER

NOT TO SCALE



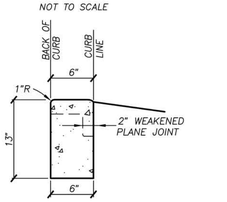
4" MOD. 'D-6' CURB

NOT TO SCALE



4" MOD. 'C' ROLLED CURB

NOT TO SCALE



0" MOD. 'D' CURB

NOT TO SCALE

TITLE SHEET & SECTIONS

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500· FX(858)558-1414

MINOR MODIFICATION
VILLAGE Cn LOT 1
ALTAIR
CITY OF TEMECULA, CALIFORNIA

SHEET C-1 OF C-5

WO # 2591-0015

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ALTAIR VISTA (PUBLIC)

PROJECT BOUNDARY

COROMELL TRAIL (PVT.)

PVT. DRIVE "A"

PVT. DRIVE "B"

PVT. DRIVE "C"

PVT. DRIVE "D"

PVT. DRIVE "E"

PVT. DRIVE "F"

PVT. DRIVE "G"

PVT. DRIVE "H"

PU'ÉSKA MOUNTAIN PARKWAY (PUBLIC)

PRIVATE DRIVE 'H' TO BE INGRESS ONLY. FINAL DESIGN TO BE DETERMINED DURING FINAL ENGINEERING.

MASTER METER FOR POTABLE WATER (TYP., 3" PRELIMINARY SIZING)

DOUBLE DETECTOR CHECK VALVES FOR POTABLE WATER AND FIRE (TYP., SIZING TO BE DETERMINED)

CURB INLET (TYP.)

KRAKEN UNIT OR EQUIVALENT

BLOCK RETAINING WALL WITH ENTRY MONUMENTATION COMBINATION

P.M.P. BLDG. SETBACK

P.M.P. CENL.

PROPOSED EASEMENTS

A EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B 56' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

SCALE 1" = 30'

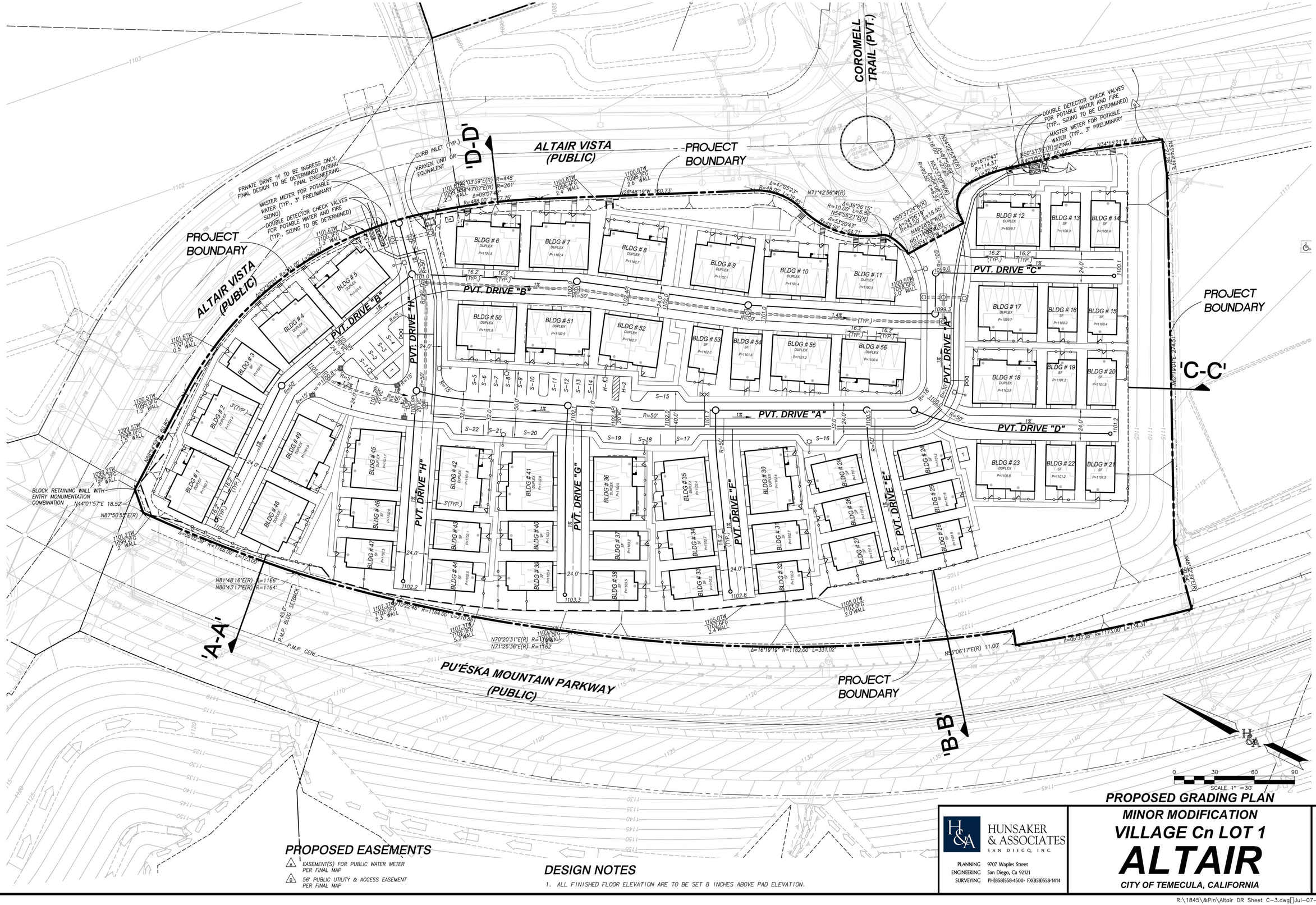
PRELIMINARY SITE PLAN
MINOR MODIFICATION
VILLAGE Cn LOT 1
ALTAIR
CITY OF TEMECULA, CALIFORNIA

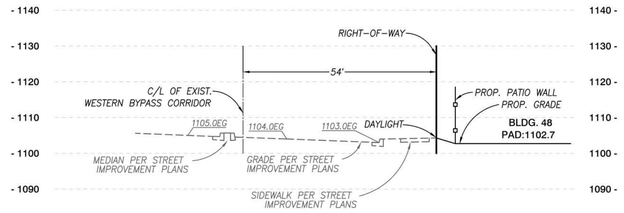
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500· FX(858)558-1414

SHEET C-2 OF C-5

WO # 2591-0015

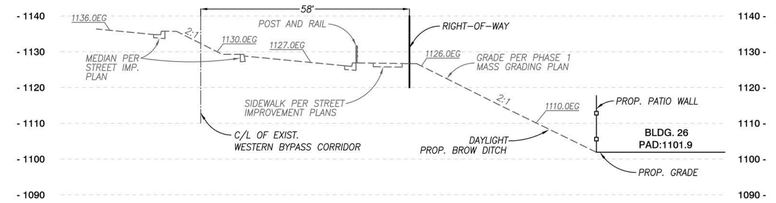
R:\1845\&Pln\Altair DR Sheet C-2.dwg[]Jul-07-2026:09:02


PROJECT BOUNDARY
ALTAIR VISTA (PUBLIC)
CUL-DE-SAC
CUL-DE-SAC
CUL-DE-SAC



SECTION 'A-A'

SCALE: 1"=20' HORIZ/VERT



SECTION 'B-B'

SCALE: 1"=20' HORIZ/VERT

SECTION 'C-C'

SCALE: 1"=20' HORIZ/VERT

SECTION 'D-D'

SCALE: 1"=20' HORIZ/VERT

SITE SECTIONS

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500· FX(858)558-1414

MINOR MODIFICATION

VILLAGE Cn LOT 1

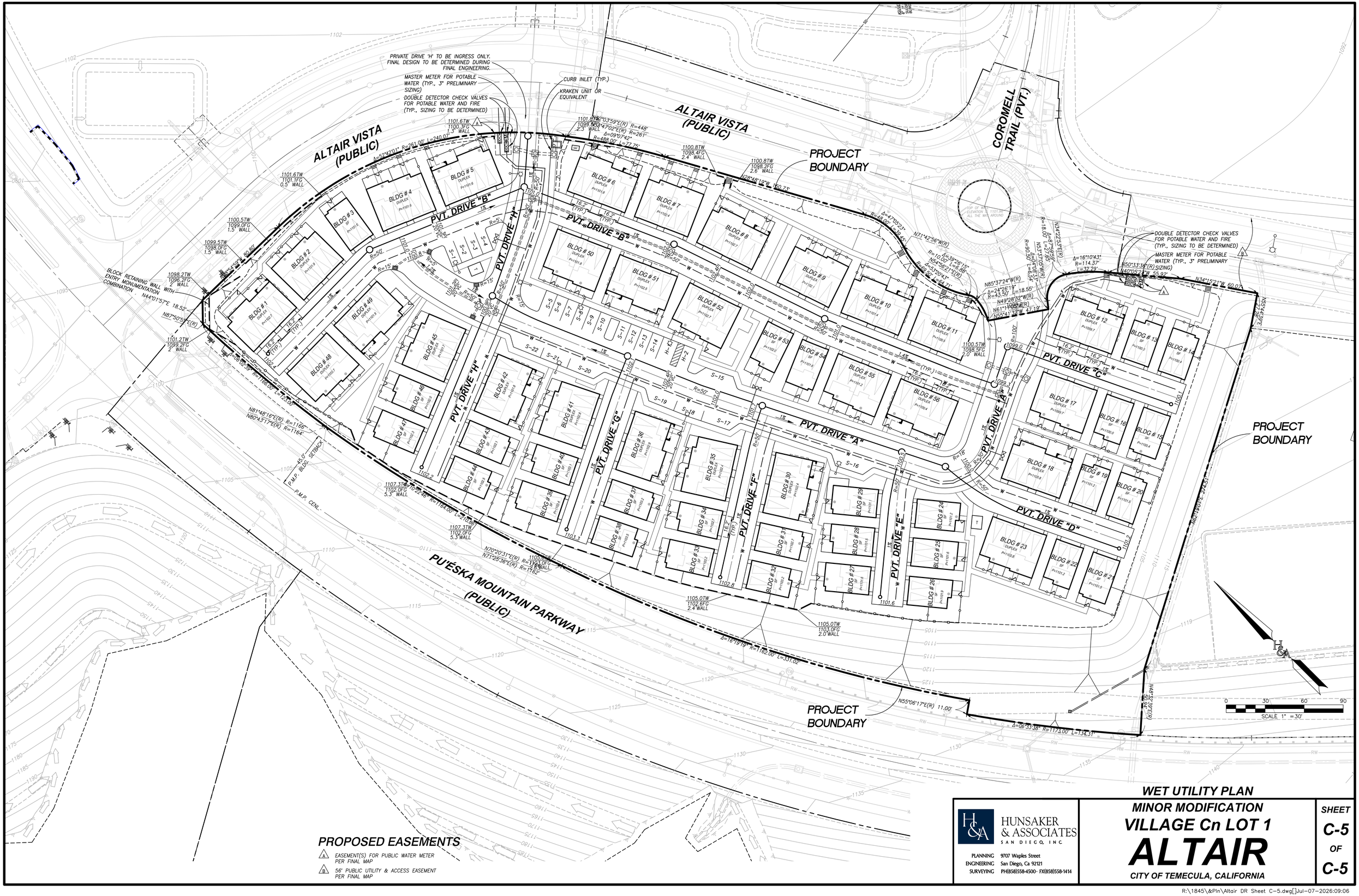
ALTAIR

CITY OF TEMECULA, CALIFORNIA

SHEET C-4 OF C-5

WO # 2591-0015

R:\1845\&Pln\Altair DR Sheet C-4.dwg[]Jul-07-2026:09:03



PROPOSED EASEMENTS

A — EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B — 56' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

WET UTILITY PLAN

MINOR MODIFICATION

VILLAGE Cn LOT 1

ALTAIR

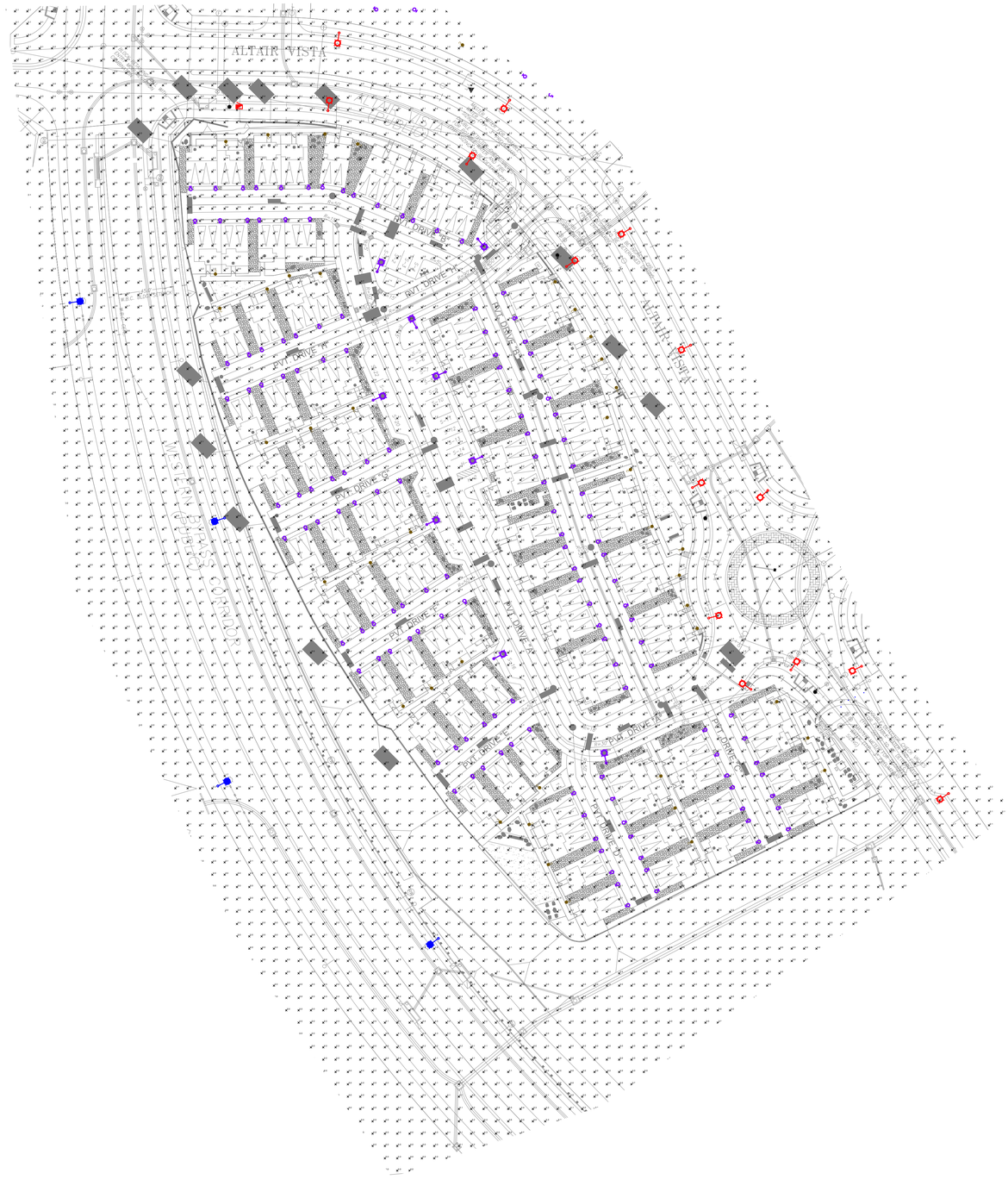
CITY OF TEMECULA, CALIFORNIA

HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

SHEET C-5 OF C-5

WO # 2591-0015

R:\1845\&Pln\Altair DR Sheet C-5.dwg[]Jul-07-2026:09:06


ALTAIR VISTA
AVT DRIVE
AVT DRIVE "A"
AVT DRIVE "B"
AVT DRIVE "C"
AVT DRIVE "D"
AVT DRIVE "E"
AVT DRIVE "F"
AVT DRIVE "G"
AVT DRIVE "H"
AVT DRIVE "J"
AVT DRIVE "K"
AVT DRIVE "L"
AVT DRIVE "M"
AVT DRIVE "N"
AVT DRIVE "P"
AVT DRIVE "Q"
AVT DRIVE "R"
AVT DRIVE "S"
AVT DRIVE "T"
AVT DRIVE "U"
AVT DRIVE "V"
AVT DRIVE "W"
AVT DRIVE "X"
AVT DRIVE "Y"
AVT DRIVE "Z"
ALTAIR AVENUE
ALTAIR AVENUE
ALTAIR AVENUE



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C2+3 | Overall Contextual Site Plan

Brookfield Residential

ALTAIR

TEMECULA, CA

SP-2.1

0 20 40 80

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO

Project Summary - Village C2+3:

Parcel Number: Partially in:
940310013 | 940320002

Legal Description of Property: Partially in
27.47 ACRES NET IN PAR 23 PM 116/069 PM 18254
20.33 ACRES NET IN PAR 25 PM 116/069 PM 18254

Existing/ Proposed Zoning: Specific Plan (SP-15 Altair)

Existing/ Proposed General Plan: Specific Plan Implementation (SPI)

Existing Specific Plan Land Use: Altair Specific Plan: SP-R Educational

Proposed Specific Plan Land Use: Altair Specific Plan: SP-R Residential Zone

Total Gross AC: ± 7.00 Gross Acres
Total Net AC: ± 5.47 Net Acres

Total Units: 93 Homes
- (93) P4: 2 Story Townhomes
  - (11) SFD — Height - ± 26' - 8
    - (11) — Plan 4 ±1,722 SF | 4 BD | 2.5 BA
  - (82) Duplex — Height - ± 31' - 8"
    - (26) — Plan 1 ±1,485 SF | 3 BD | 2.5 BA | Loft
    - (28) — Plan 2 ±1,471 SF | 3 BD | 2.5 BA | Loft
    - (28) — Plan 3 ±1,722 SF | 4 BD | 2.5 BA

Building Mix: 52 Buildings
- (11) SFD: Plan 4
- (13) Duplex A: Plan 1 | Plan 2
- (15) Duplex B: Plan 2 | Plan 3
- (13) Duplex C: Plan 1 | Plan 3

Net Density: 17.0 DU/AC

Building Setbacks:

From Altair Vista Property line	3' ft. min	5' ft. max
From Coromell Trail ROW	3' ft. min	No maximum
From A Street Property Line	0' ft. min.	5' ft. max

Occupancy Classification: R-3 Duplex

Type of Construction: Type V-B

Fire Sprinklers: NFPA-13D

*REFERENCED FROM CIVIL SHEET C2 & C3

EXISTING EASEMENTS

18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 18254

PURPOSE: ROAD AND PUBLIC UTILITY
AFFECTS: AS SHOWN ON SAID MAP

26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PUBLIC UTILITIES, ENTRY AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 23, 1990
RECORDING NO: 188789 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

30 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS
PURPOSE: SEWER AND ACCESS AND INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 26, 2018
RECORDING NO: 2018-0383679 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

*REFERENCED FROM CIVIL SHEET C2 & C3

PROPOSED EASEMENTS

A EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B 40' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

C 56' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

D 58' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

E 60' SEWER EASEMENT PER FINAL MAP

*METES AND BOUNDS ARE REFERENCED FROM CIVIL SHEET C2



Notes:

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2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C2+3: P4 DUPLEXES & SFD | Architectural Site Plan

ALTAIR

TEMECULA, CA

SP-2.2

0 20 40 80

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Brookfield Residential

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO

Project Summary - Village C2+3: Open Space

Total Units: 93 Homes

Required: **14,880 SF Total** (160' SF per home)
- Common: 5,580' SF (60' SF per Rowtown | 25 ' min dimension)
- Private: 9,300' SF (100' SF per Rowtown | 6' min dimension)

Provided: **28,265 SF Total** (303 SF per home)
- Common: 12,441 SF
- Private: 15,824 SF



Notes:

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2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

Brookfield Residential

VILLAGE C2+3 | Open Space Exhibit

ALTAIR

TEMECULA, CA

SP-2.3

0 20 40 80

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO

Project Summary - Village C2+3: Parking

Total Gross AC: ± 7.00 Gross Acres
Total Net AC: ± 5.47 Net Acres

Total Units: 93 Homes

Parking:

Required: 196 Spaces (2.1 Homes per Acre)
- (93) 3+ Bedroom x 2.0 Spaces = 186 Spaces
- (93) Guest x 0.1 Spaces = 10 Spaces

Provided: 227 Spaces (2.4 Homes per Acre)
- Garage: 186 Covered Spaces
- Head In: 22 Uncovered Spaces (9' x 18')
- Parallel: 19 Uncovered Spaces (8' x 22')



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

Brookfield Residential

VILLAGE C2+3 | Parking Exhibit

ALTAIR

TEMECULA, CA

SP-2.4

0 20 40 80

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO

Refuse & Recycling Containers - Village C2+3

T (93 Total) Trash Can '60' Gallon (41"H x 27"W x 33"D) - 1 per Unit

R (93 Total) Recycle Can '60' Gallon (41"H x 27"W x 33"D) - 1 per Unit

O (93 Total) Organic Can '60' Gallon (41"H x 27"W x 33"D) - 1 per Unit

*Trash cans are placed on homeowners drive apron to allow trash trucks ease of flow through circulation & pickup. Where stub alleys occur; trash cans shall be placed at the closet drive entry.

*Trash cans will be on the street less than 24 hours on Trash Collection Day

Parking:

Required: 196 Spaces (2.1 space per Home)
- (93) 3+ Bedroom x 2.0 Spaces = 186 Spaces
- (93) Guest x 0.1 Spaces = 10 Spaces

Provided: 227 Spaces (2.4 space per Home)
- Garage: 186 Covered Spaces
- Head In: 22 Uncovered Spaces (9' x 18')
- Parallel: 19 Uncovered Spaces (8' x 22')

Collection Day Parking Availability:

Provided: 223 Spaces (2.39 spaces per home)
- Garage: 186 Covered Spaces
- Head In: • 18 Uncovered Spaces (9' x 18')
- Parallel: • 19 Uncovered Spaces (8' x 22')

Unavailable on Collection Day: • 4 Uncovered Spaces Total

Notes:

1. Video surveillance, signage and literature for residents shall be provided detailing that the organic bins are for organic disposal only. Organics enclosure may be used for residential landscape waste.
2. "No Parking" on collection day shall be enforced through signage and fines.



Notes:

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3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C2+3 | Trash Staging Exhibit

ALTAIR

TEMECULA, CA

SP-2.5

0 20 40 80

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Brookfield Residential

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO

Waste Collection Day Overflow Parking - Village C2+3

- Available overflow parking stall on waste collection day (37 Spaces)
- Unavailable parking stalls on waste collection day (4 Spaces)



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C2+3 | Waste Collection Day Overflow Parking Exhibit

Brookfield Residential

ALTAIR

TEMECULA, CA

SP-2.6

0 20 40 80

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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EXPOSED SIDE ELEVATION
REQUIRES ENHANCEMENT

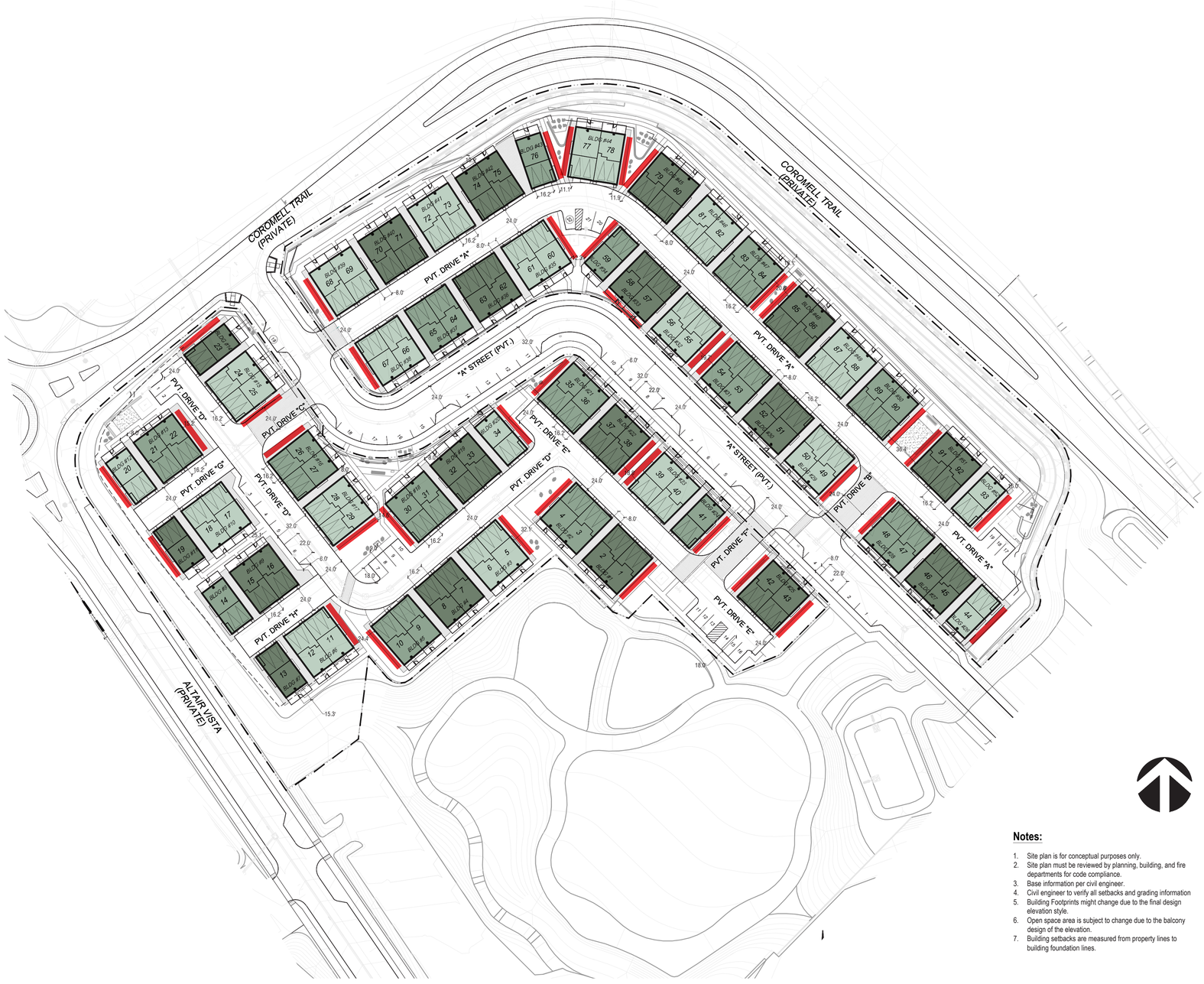
NOTE:WINDOW TRIMS OCCUR ON ALL SIDES
OF ALL BUILDINGS

COLOR SCHEMES

P4 - TRANSITIONAL HOMESTEAD

13	SCHEME 13
14	SCHEME 14
15	SCHEME 15

Refer to Sheet CM-1.1 for Exterior Color and Materials



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

VILLAGE C2+3 | Preliminary Elevation and Color Assignment

ALTAIR

TEMECULA, CA

SP-2.7

0 20 40 80

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Plan 4 | Plan 2 | Plan 3 | Plan 1 | Plan 2 | Plan 1 | Plan 3

SFD
Color Scheme 14

Duplex B
Color Scheme 15

Duplex A
Color Scheme 13

Duplex C
Color Scheme 15

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)
- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

Ⓑ RECESSED ENTRY (9.4.3)
- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

Ⓒ WALLED YARD (9.4.4)
- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

Key Map
(N.T.S)



Note: Artist's conception; colors, materials and application may vary.

Transitional Homestead

P-4: 2 STORY DUPLEX & SFD | Frontage Exhibit

ALTAIR

TEMECULA, CA

A-2.1

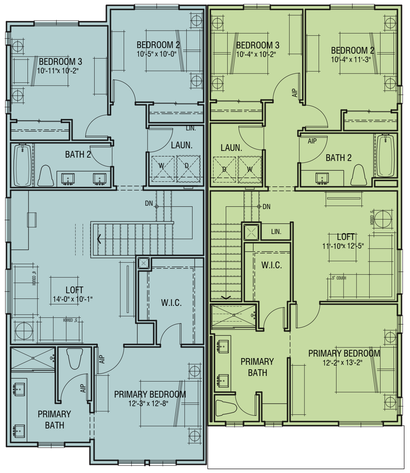
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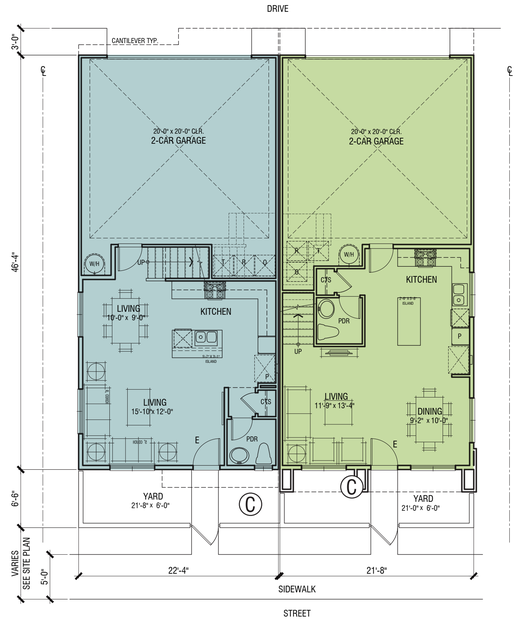
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2nd Floor



1st Floor

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

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- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

PLAN 2
±1,571 SF
3 BEDROOM/2.5 BATH/
LOFT

PLAN 1
±1,485 SF
3 BEDROOM/2.5 BATH/
LOFT

NOTE:
1. Floor plans are for schematic purposes only and will change through design process.
2. Schematic floor plans must be reviewed by planning, building, and fire department for code compliance.
3. Yards, patios & decks may vary but will not be less than the minimum requirements.
4. Square footage may vary depending on method of calculation.
5. Building frontage may vary due to site constraints & elevation design.
6. See landscape plans for fence & wall design and height.

Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

Typical Floor Plans

P-4: 2 STORY DUPLEX A | Schematic Elevations

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A-2.2

0 2 4 8

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

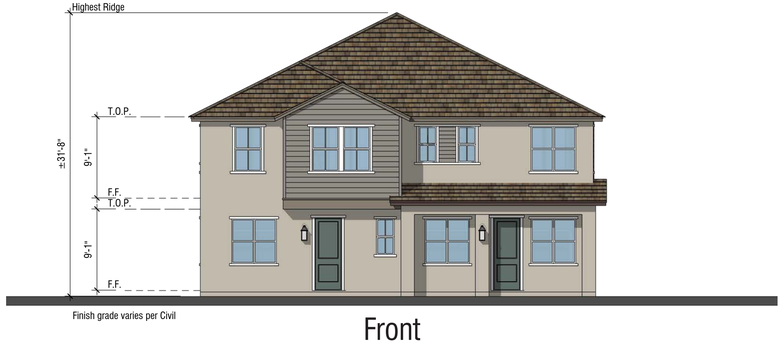
Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 13 Shown, Refer to Sheet CM-1.1

Transitional Homestead

P-4: 2 STORY DUPLEX A | Schematic Elevations (Standard)

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Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

A-2.3

0 2 4 8

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

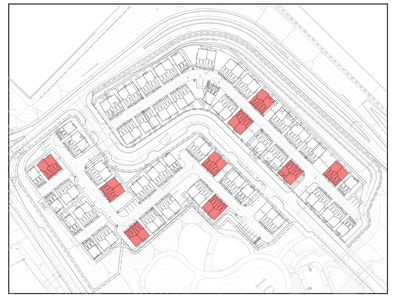
Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 13 Shown, Refer to Sheet CM-1.1

Transitional Homestead

P-4: 2 STORY DUPLEX A | Schematic Elevations (Enhanced)

ALTAIR

TEMECULA, CA

Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

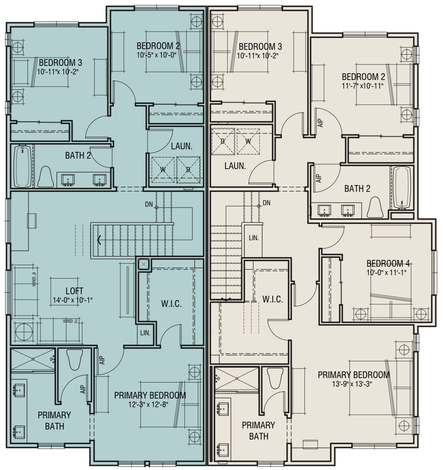
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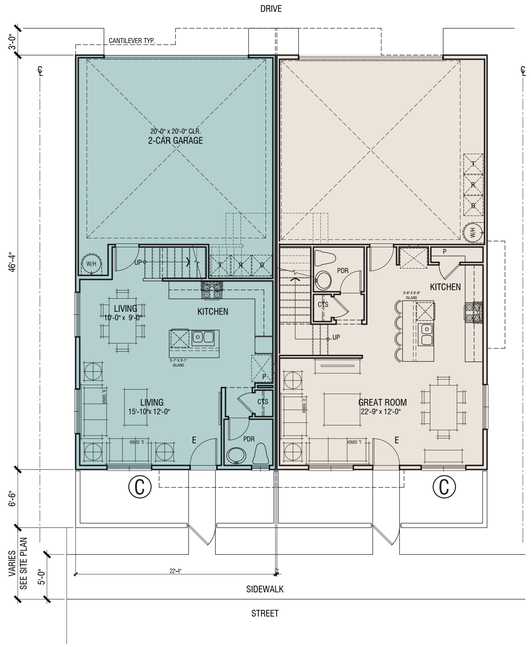
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2nd Floor



1st Floor

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

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- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

Ⓒ WALLED YARD (9.4.4)

- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
  - OUTSWINGING GATES NOT ENCROACHING OVER PROPERTY LINE.
  - DISCRETE SECURITY MEASURES

PLAN 3
±1,722 SF
4 BEDROOM/
2.5 BATH

PLAN 2
±1,571 SF
3 BEDROOM/2.5 BATH/
LOFT

NOTE:
1. Floor plans are for schematic purposes only and will change through design process.
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3. Yards, patios & decks may vary but will not be less than the minimum requirements.
4. Square footage may vary depending on method of calculation.
5. Building frontage may vary due to site constraints & elevation design.
6. See landscape plans for fence & wall design and height.

Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

Typical Floor Plans

P-4: 2 STORY DUPLEX B | Schematic Elevations

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Brookfield Residential

A-2.5

0 2 4 8

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

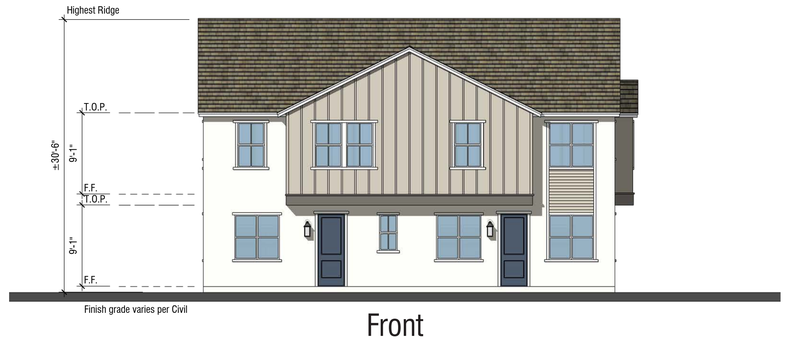
Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 15 Shown, Refer to Sheet CM-1.1

Transitional Homestead

P-4: 2 STORY DUPLEX B | Schematic Elevations (Standard)

ALTAIR

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Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

A-2.6

0 2 4 8

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

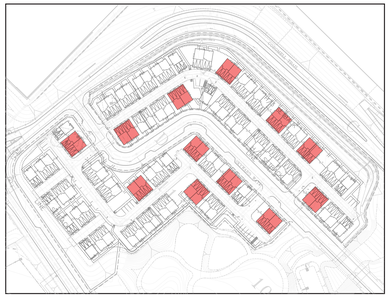
Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

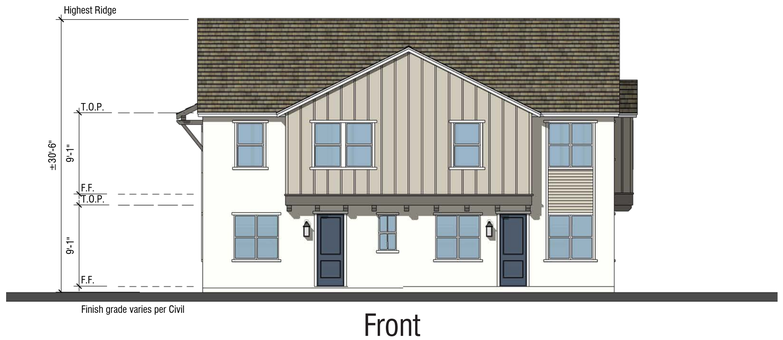
Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 15 Shown, Refer to Sheet CM-1.1

Note: Artist’s conception; colors, materials and application may vary.

Transitional Homestead

P-4: 2 STORY DUPLEX B | Schematic Elevations (Enhanced)

ALTAIR

TEMECULA, CA

A-2.7

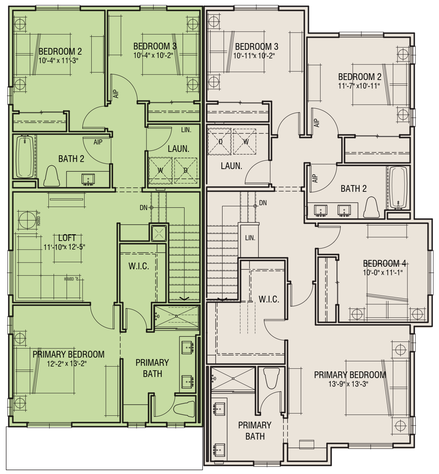
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2nd Floor



1st Floor

BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

- DESCRIPTION :
  - PROJECTING PORCH WITH COLUMNS AND SOLID ROOF.
  - FLOOR LEVEL TO BE 4" MINMUM ABOVE ADJACENT GRADE.
  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

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- DESCRIPTION :
  - ENCLOSED BY AT LEAST (2) BUILDING WALLS.
  - ENTRY IS COVERED BY BUILDING OR OVERHANG.
  - FLOOR LEVEL IS INTEGRATED WITH THE YARD.

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- DESCRIPTION :
  - DECORATIVE LOW WALL OR FENCE PROVIDED
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  - DISCRETE SECURITY MEASURES

PLAN 3
±1,722 SF
4 BEDROOM/
2.5 BATH

PLAN 1
±1,485 SF
3 BEDROOM/2.5 BATH/
LOFT

NOTE:
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5. Building frontage may vary due to site constraints & elevation design.
6. See landscape plans for fence & wall design and height.

Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

Typical Floor Plans

P-4: 2 STORY DUPLEX C | Schematic Elevations

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A-2.8

0 2 4 8

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

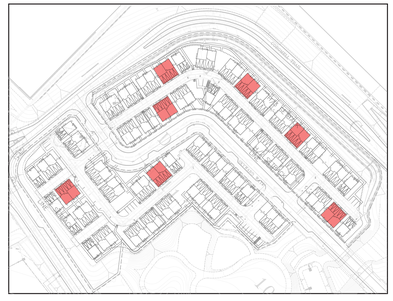
Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

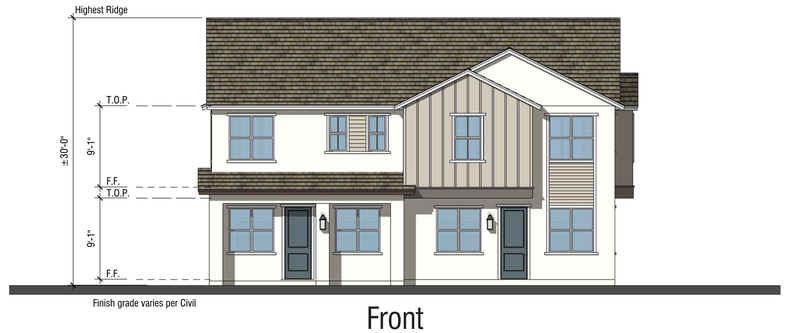
Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 15 Shown, Refer to Sheet CM-1.1

Transitional Homestead

P-4: 2 STORY DUPLEX C | Schematic Elevations (Standard)

Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

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TEMECULA, CA

A-2.9

0 2 4 8

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

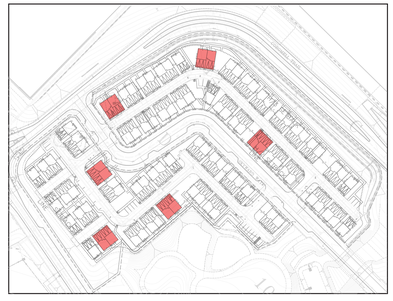
Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

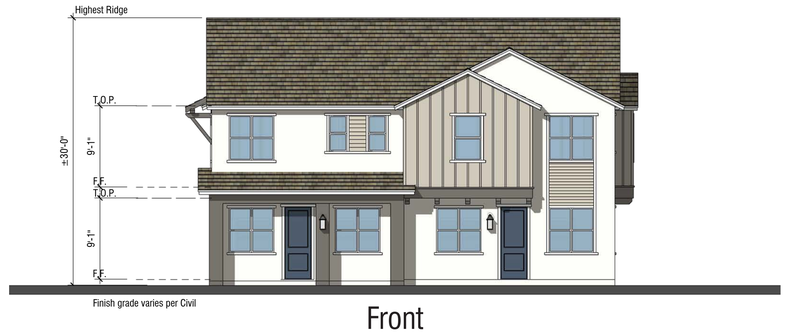
Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 15 Shown, Refer to Sheet CM-1.1

Transitional Homestead

P-4: 2 STORY DUPLEX C | Schematic Elevations (Enhanced)

ALTAIR

TEMECULA, CA

Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

A-2.10

0 2 4 8

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BUILDING FRONTAGE

Ⓐ PORCH (9.4.2)

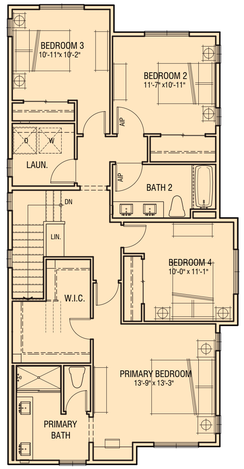
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  - DEPTH PROVIDES SUFFICIENT SPACE FOR SITTING.

Ⓑ RECESSED ENTRY (9.4.3)

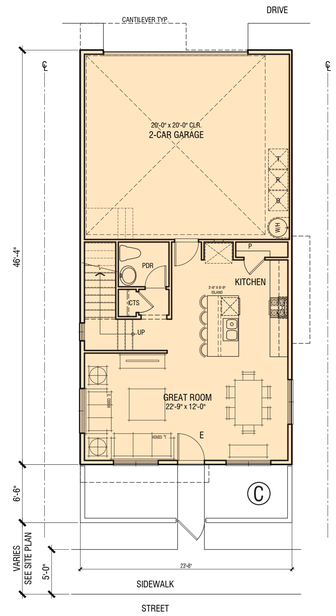
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- DESCRIPTION :
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  - DISCRETE SECURITY MEASURES



2nd Floor



1st Floor

PLAN 4 SFD
±1,722 SF
4 BEDROOM/
2.5 BATH

NOTE:
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Construction Type : VB
Occupancy Type : R3
Sprinkler Type : 13D

Typical Floor Plans

P-4: 2 STORY SFD: PLAN 4 | Schematic Elevations

ALTAIR

TEMECULA, CA

Brookfield Residential

A-2.11

0 2 4 8

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

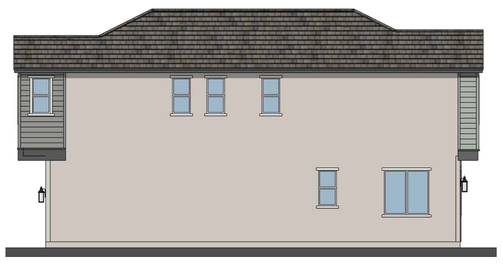
Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

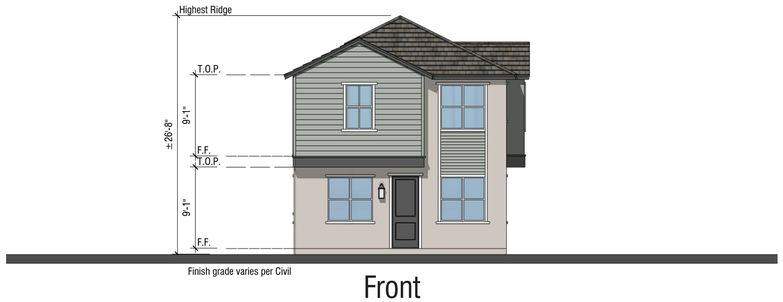
Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 14 Shown, Refer to Sheet CM-1.1

Transitional Homestead

P-4: 2 STORY SFD: PLAN 4 | Schematic Elevations (Standard)

ALTAIR

TEMECULA, CA

Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

A-2.12

0 2 4 8

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Right



Rear

Transitional Homestead
Style Guidelines

Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

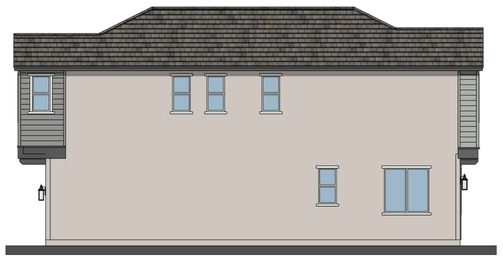
Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

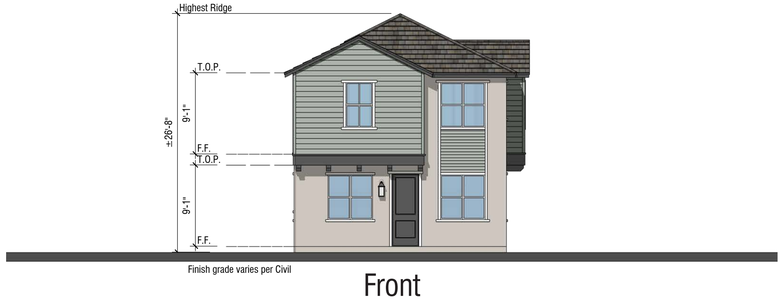
Details
Type: Siding Panels/Brackets

Key Map
(N.T.S)





Left



Front

Color Scheme 14 Shown, Refer to Sheet CM-1.1

Transitional Homestead

P-4: 2 STORY SFD: PLAN 4 | Schematic Elevations (Enhanced)

ALTAIR

TEMECULA, CA

Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

A-2.13

0 2 4 8

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Transitional Homestead

Style Guidelines

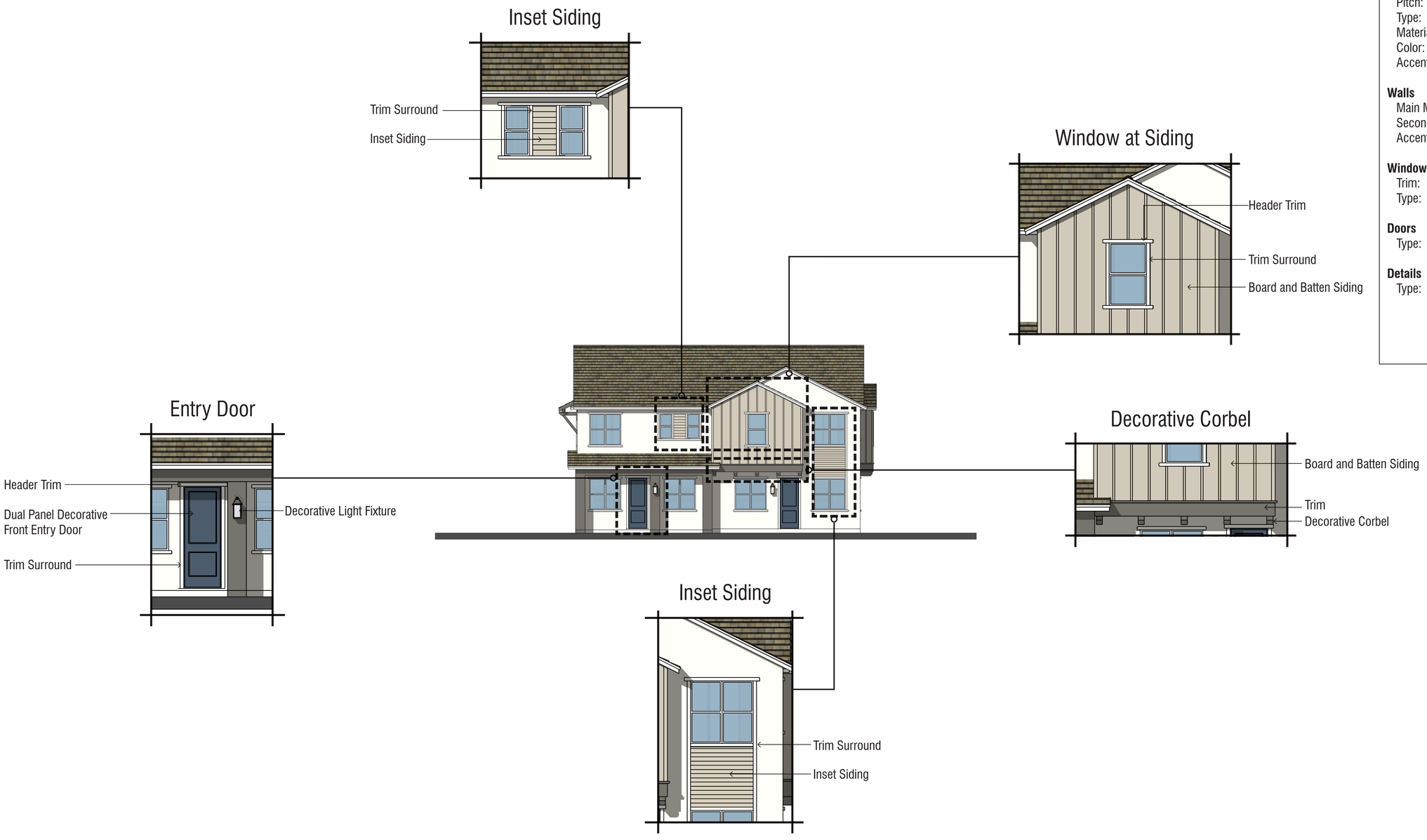
Roofs
Pitch: 4:12
Type: Gable/Hip/Shed (Hip Dominant)
Material: Flat Concrete Tiles
Color: TBD
Accent: Extended Eave w/ Brackets

Walls
Main Material: Stucco
Secondary Material: Horizontal Siding
Accent Material Option: Corbels

Windows
Trim: Head & Sill Only
Type: TBD (“Traditional”)

Doors
Type: TBD (Match Style)

Details
Type: Siding Panels/Brackets



Transitional Homestead

P-4: 2 STORY DUPLEX | Architectural Details

ALTAIR

TEMECULA, CA

Note: Artist’s conception; colors, materials and application may vary.

Brookfield Residential

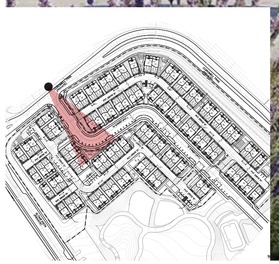
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0 2 4 8

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Note: Artist's conception; colors, materials and application may vary. Refer to sheet SP-5 for color assignments, and sheet CM-1.1 for exterior color and materials.

Brookfield Residential

VILLAGE C2+3 | STREET SCENE

ALTAIR

TEMECULA, CA

SS1.1

0 2 4 8

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Note: Artist's conception; colors, materials and application may vary. Refer to sheet SP-5 for color assignments.

Brookfield Residential

VILLAGE C2+3 | STREET SCENE

ALTAIR

TEMECULA, CA

SS1.2

0 2 4 8

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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Note: Artist's conception; colors, materials and application may vary. Refer to sheet SP-5 for color assignments.

VILLAGE C2+3 | STREET SCENE

ALTAIR

TEMECULA, CA

Brookfield Residential

SS1.3

0 2 4 8

PA26-0160 - MAJOR MODIFICATION | SUBMITTAL 4

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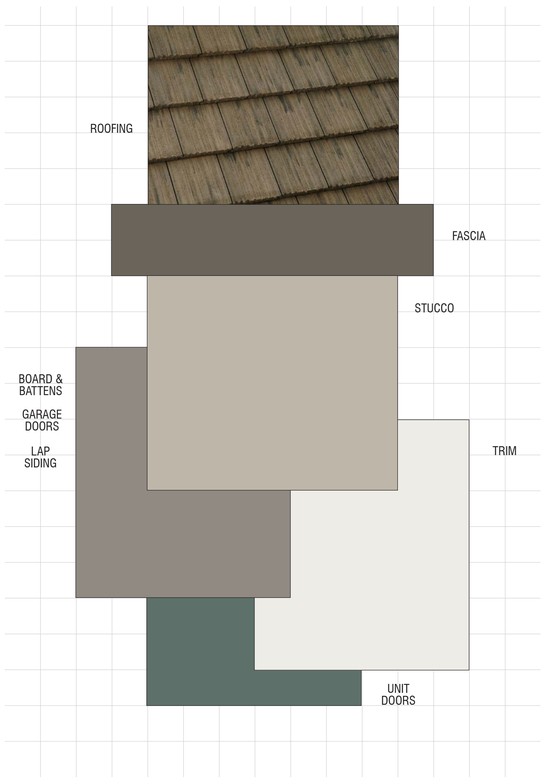
Exterior Color & Materials

SCHEME 13 — P4 - TRANSITIONAL HOMESTEAD ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	[1]5502 Arcadia Canyon Blend Ref: .13 Emi: .94 A.SRI: 16 CRRC: 0918-0043	Eagle (or approved equal)
[3]**Alternate Roofing:** Concrete Shake Tile	1FRCJ 3181 Smokey Topaz Blend Ref: .21 Emi: .93 A.SRI: 24 CRRC: 0942-0191	Westlake (or approved equal)
Ogee Gutters & Rectangular Downspouts *(factory finish)*	Royal Brown	Custom-Bilt Metals
Vinyl Windows *(factory finish)*	White	Green World (or approved equal)
Stucco Color *(16/20 sand finish)*	[1,3,5]Match Sherwin Williams SW 7030 Anew Gray	Omega (or approved equal)
Siding Color *(applied to):* [5]Board & Battens, Corner Boards, Lap Siding	[5]SW 7018 Dovetail	Sherwin Williams (or approved equal)
Trim Color #1 *(applied to):* Barge Boards, Eaves, Fascia, [5]Trim	[5]SW 7047 Porpoise	Sherwin Williams (or approved equal)
Trim Color #2 *(applied to):* Secondary Doors, Trim	SW 7005 Pure White	Sherwin Williams (or approved equal)
Accent Color *(applied to):* Unit Doors	[1,5]SW 6215 Rocky River	Sherwin Williams (or approved equal)
[3]**Garage Doors & Weatherstrip** *(factory finish)*	[3]Taupe	Wayne Dalton (or approved equal)
[3]**Deck Coating**	Putty	Pli-Dek (or approved equal)
[4]**Alternate Deck Coating**	Desert Sand Desert Crete	Desert Brand (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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ALTAIR
Temecula, California
BROOKFIELD RESIDENTIAL
April 8, 2026 | 2022219

SCHEME 13
P4 Transitional Homestead Elevations Only

For exact color refer to manufacturers' actual samples.
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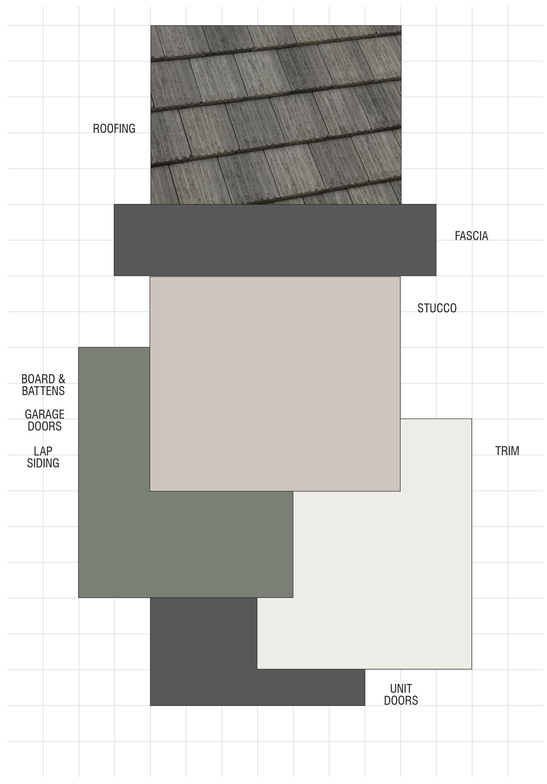
Exterior Color & Materials

SCHEME 14 — P4 - TRANSITIONAL HOMESTEAD ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	[1]5699 Charcoal Range Ref: .15 Emi: .94 A.SRI: 16 CRRC: 0918-0046	Eagle (or approved equal)
[3]**Alternate Roofing:** Concrete Shake Tile	1FRCJ 1430 Charcoal Blend Ref: .17 Emi: .91 A.SRI: 16 CRRC: 0942-0072	Westlake (or approved equal)
Ogee Gutters & Rectangular Downspouts *(factory finish)*	Weatherd Bronze	Custom-Bilt Metals
Vinyl Windows *(factory finish)*	White	Green World (or approved equal)
Stucco Color *(16/20 sand finish)*	[3,5]Match Sherwin Williams SW 7022 Alpaca	Omega (or approved equal)
Siding Color *(applied to):* [5]Board & Battens, Corner Boards, Lap Siding	[5]SW 6207 Retreat	Sherwin Williams (or approved equal)
Trim Color #1 *(applied to):* Barge Boards, Eaves, Trim, Fascia, Unit Doors	SW 7674 Peppercorn	Sherwin Williams (or approved equal)
Trim Color #2 *(applied to):* Secondary Doors, Trim	SW 7005 Pure White	Sherwin Williams (or approved equal)
[3]**Garage Doors & Weatherstrip** *(factory finish)*	[3]Gray	Wayne Dalton (or approved equal)
[3]**Deck Coating**	Executive Gray	Pli-Dek (or approved equal)
[4]**Alternate Deck Coating**	Stonecrete Desert Crete	Desert Brand (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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ALTAIR
Temecula, California
BROOKFIELD RESIDENTIAL
April 8, 2026 | 2022219

SCHEME 14
P4 Transitional Homestead Elevations Only

For exact color refer to manufacturers' actual samples.
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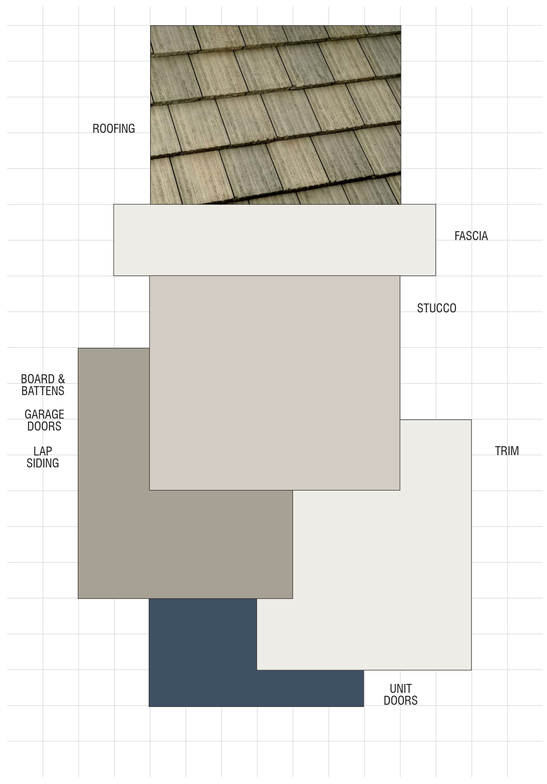
Exterior Color & Materials

SCHEME 15 — P4 - TRANSITIONAL HOMESTEAD ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	[1]5690 Pewter Bronze Blend Ref: .17 Emi: .90 A.SRI: 16 CRRC: 0918-0060	Eagle (or approved equal)
[3]**Alternate Roofing:** Concrete Shake Tile	1FRCJ 1132 Charcoal Brown Blend Ref: .18 Emi: .91 A.SRI: 19 CRRC: 0942-0005	Westlake (or approved equal)
Ogee Gutters & Rectangular Downspouts *(factory finish)*	Bronze	Custom-Bilt Metals
Vinyl Windows *(factory finish)*	White	Green World (or approved equal)
Stucco Color *(16/20 sand finish)*	[1,3,5]Match Sherwin Williams SW 7634 Pediment	Omega (or approved equal)
Siding Color *(applied to):* [5]Board & Battens, Corner Boards, Lap Siding	[5]SW 7640 Fawn Brindle	Sherwin Williams (or approved equal)
Trim Color #1 *(applied to):* Barge Boards, Eaves, [5]Trim, Fascia, [5]Secondary Doors	[5]SW 7005 Pure White	Sherwin Williams (or approved equal)
Trim Color #2 *(applied to):* Trim	[5]SW 7019 Gauntlet Gray	Sherwin Williams (or approved equal)
Accent Color *(applied to):* Unit Doors	[1,5]SW 7602 Indigo Batik	Sherwin Williams (or approved equal)
[3]**Garage Doors & Weatherstrip** *(factory finish)*	[3]Taupe	Wayne Dalton (or approved equal)
[3]**Deck Coating**	Executive Gray	Pli-Dek (or approved equal)
[4]**Alternate Deck Coating**	Stonecrete Desert Crete	Desert Brand (or approved equal)

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.

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ALTAIR
Temecula, California
BROOKFIELD RESIDENTIAL
April 8, 2026 | 2022219

SCHEME 15
P4 Transitional Homestead Elevations Only

For exact color refer to manufacturers' actual samples.
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CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME
Acacia stenophylla	Shoestring Acacia
Arbutus 'Marina'	Marina Arbutus
Arbutus unedo	Strawberry Tree
Cercidium 'Desert Museum'	Palo Verde
Cercis occidentalis	Western Redbud
Chilopsis linearis 'Warren Jones'	W. Jones Desert Willow
Chitalpa x tashkentensis	Chitalpa
Citrus spp.	Orange, Lemon, Lime, Ect.
Geijera parviflora	Australian Willow
Heteromeles arbutifolia	Toyon
Lagerstroemia indica	Crape Myrtle
Laurus nobilis 'Saratoga'	Sweet Bay
Magnolia G. 'Little Gem'/'Kay Parris'	Little Gem Mangolia
Olea europaea 'Swan Hill'/'Wilsonnii'	Fruitless Olive
Pistacia chinensis 'Red Push'	Chinese Pistache
Platanus spp.	Sycamore
Populus fremontii 'Nevada'	Western Cottonwood
Prunus ilicifolia ilicifolia	Hollyleaf Cherry
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus virginiana 'Heritage'	Southern Live Oak
Ulmus parvifolia	Chinese Elm

SHRUBS

SCIENTIFIC NAME	COMMON NAME
Aloe 'Blue Elf'	Blue Elf Aloe
Angiozanthos 'Big Red'	Kangaroo Paw
Arctostaphylos spp.	Manzanita
Baccharis pilularis	Coyote Brush
Baileya multiradiata	Desert Marigold
Bouteloua gracilis	Blue Grama
Buddleia marrubiifolia	Wolly Butterfly Bush
Calliandra californica	Baja Duster
Calliandra eriophyia	Fairy Duster
Callistemon vim. 'Little John'	Little John Bottlebrush
Ceanothus cultivars	Ceanothus
Cistus spp.	Rockrose
Dianella spp.	Flax Lilies
Dietes bicolor	Fortnight Lily
Dudlea pulverule	Giant Chalk Dudlea
Encelia farinosa	Brittle Bush
Euphorbia milii 'Redi-Red'	Red Euphorbia
Feijoa sellowiana	Pineapple Guava
Frangula californica 'Mound San Bruno'	Coffeeberry
Grevillea spp.	Grevillea
Hesperaloe parviflora	Red/Yellow Yucca
Heteromeles arbutifolia	Toyon
Heuchera maxima	Island Alumroot
Ilex vomitoria	Yaupon
Lantana spp.	Lantana
Lavandula spp.	Lavender
Leucophylium frutescens	Texas Ranger
Leucophyllum laevigatum	Chihuahuan Rain Sage
Leymus cond. 'Canyon Prince'	Blue Lyme Grass
Ligustrum japonicum 'Texanum'	Japanese Privet
Lomandra spp.	Matt Rush
Muhlenbergia spp.	Grass
Olea europaea 'Montra'	Little Ollie
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Rhaphiolepis 'Ballerina'	Indian Hawthorn
Rhaphiolepis 'Clara'	Indian Hawthorn
Rhaphiolepis 'Majestic Beauty'	Majestic Beauty
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn
Rhamnus californica	Coffeeberry
Rhus intergifolia	Lemonadeberry
Rhus ovata	Sugar Bush
Ribes spp.	Current
Rosa Carpet	Carpet Rose
Ruellia brittonia'Katie'	Katie Ruellia
Salvia apiana	White Sage
Salvia 'Bees Bliss'	Bees Bliss Sage
Salvia chamaedroides	Blue Sage
Salvia clevelandii	Cleveland Sage
Salvia gregii	Autumn Sage
Salvia leucophylla	Purple Sage
Salvia mellifera	Black Sage
Salvia trident	Hybrid Sage
Santolina chamaecyparissus	Lavender Cotton
Sedum rupestre 'Angelina'	Sedum
Teucrium chamaedrys	Germander
Verbena lilacina 'De La Mina'	Cedros Island Verbena
Westringia fruticosa	Coast Rosemary
Yucca filamentosa	Adam's Needle Yucca

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME
Baccharis 'Centennial'	Bentennial Baccharis
Baccharis pilularais cvs.	Dwarf Coyote Brush
Carissa spp.	Natal Plum
Festuca arundinacea	Marathon Fescue Turf
Lonicera spp.	Honeysuckle
Myoporum parvifolium	Creeping Boobialla
Rosemarinus 'Prostratus'	Trailing Rosemary
Senecio mandraliscae	Kleinia
Senecio serpens	Blue Chalksticks
Trachelospermum jasminoides	Star Jasmine

VINES

SCIENTIFIC NAME	COMMON NAME
Macfadyena unguis-cati	Cat's Claw
Parthenocissus tricuspidata	Boston Ivy
Podocarpus gracilior	African Fern Pine
Trachelospermum jasminoides	Star Jasmine
Vitis 'Rogers Red'	California Grape

CITY NOTES

All landscaping plans shall comply with the City of Temecula Citywide Design Guidelines and adhere to the City's Water Efficiency Ordinance Chapter 17.32 Water Efficient Landscape including any future Operating Memorandum for the Altair Villages and surrounding areas.

Mulch Note:
Areas of plant material with organic bark mulch require a 3" layer of medium grade bark mulch. In organic mulch areas planted from flats, the mulch depth shall be no less than 1 ½". Areas of non-organic groundcover such as gravel or rock shall also include plant material.

Field Observation Note:
City of Temecula required observation: A minimum of three inspections will be required for construction phasing. The first is an irrigation inspection to verify pipe depth and irrigation material conformance. The second is a landscape inspection to verify irrigation coverage and operation, and to verify that all plantings have been installed consistent with the approved construction plans. The third is a final inspection once mulch has been laid and all plant material and irrigation systems are in place. Contact the Planning Department to schedule required Landscape Inspections.

SITE PLAN CALCULATIONS

Net Site Area:	5.47 Acres
Decorative Rock:	29,750 SF
Bark Mulch:	41,615 SF
Open Lawn:	927 SF
Total Landscape Area:	72,292 SF

LEGEND

1. Residential Paseo Areas
2. Group Seating Areas
3. Open Lawn Area
4. Mailbox Kiosk
5. Enhanced Vehicular Paving
6. Bench Seating
7. Landscape Boulders
8. Private Patio
9. Low Seat Wall
10. Transformer

ALTAIR
TEMECULA

ALTAIR VILLAGE C2&C3 - PRELIMINARY LANDSCAPE PLAN
TEMECULA, CA

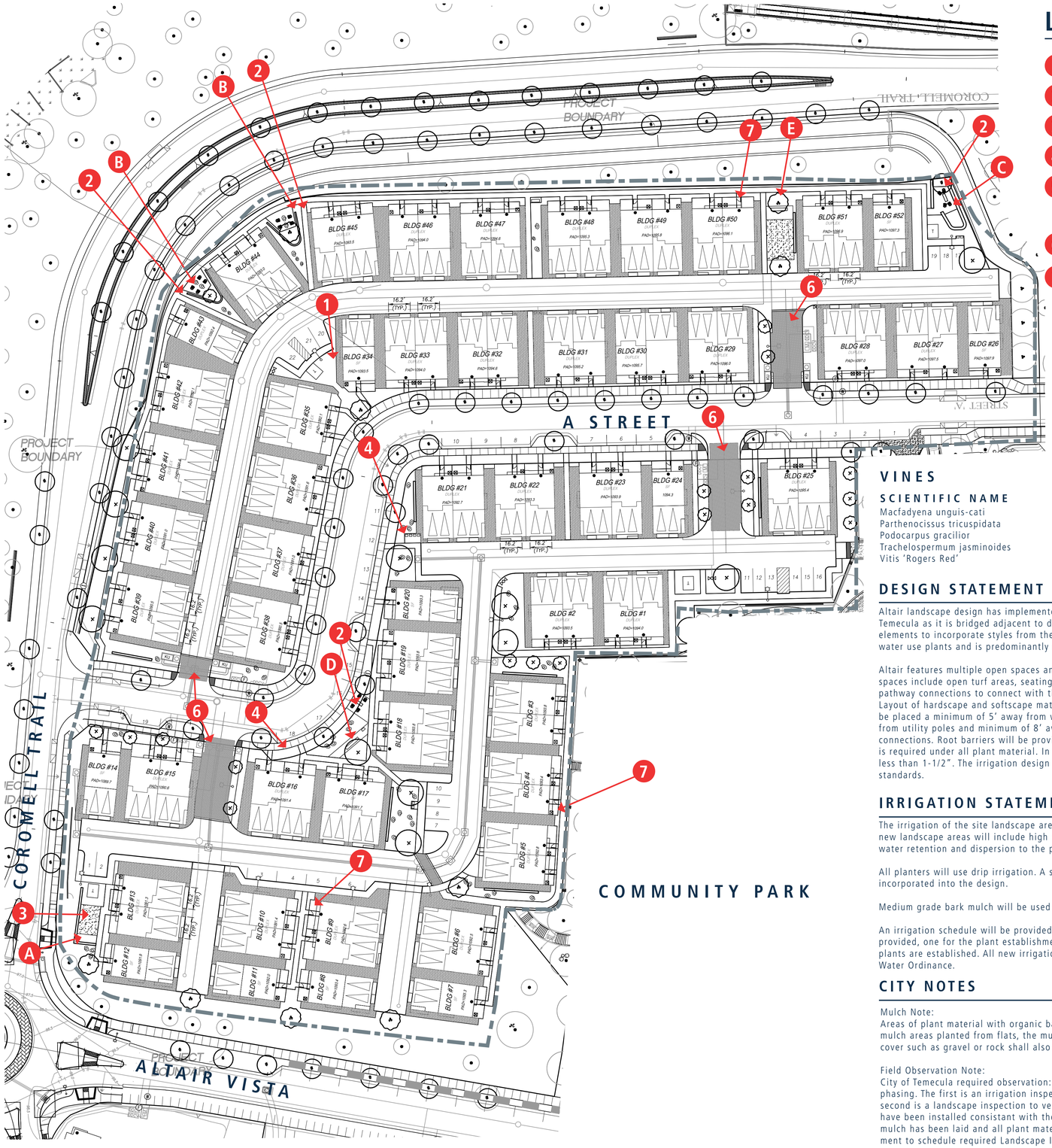
APN: 940-310-013 ; 940-320-002

0 20' 40' 80'
Scale: 1" = 40'-0"

PA26-0160 L-1

C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3



LEGEND

1. Residential Paseo Areas
2. Social Seating Areas
3. Open Lawn Area
4. Mailbox Kiosk
5. Open Space Area [A - D]
   See Sheet L3
6. Enhanced Vehicular Paving
7. Private Patio

VINES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Macfadyena unguis-cati	Cat's Claw	Low	5 Gal.
Parthenocissus tricuspidata	Boston Ivy	Med.	5 Gal.
Podocarpus gracilior	African Fern Pine	Med.	5 Gal.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.
Vitis 'Rogers Red'	California Grape	Low	5 gal.

DESIGN STATEMENT

Altair landscape design has implemented the Altair Specific Plan along with some notes from Old Town Temecula as it is bridged adjacent to downtown. The materials used will be natural with contemporary elements to incorporate styles from the Specific Plan. The softscape palette consists of low and medium water use plants and is predominantly referenced from the Altair Specific Plan.

Altair features multiple open spaces and park amenities that will be utilized by the future residents. These spaces include open turf areas, seating, overhead shade structures, and picnic tables. The villages will have pathway connections to connect with the overall community and downtown.
Layout of hardscape and softscape materials will adhere to City's water ordinance. Trees and shrubs will be placed a minimum of 5' away from water and gas meters, or sewer laterals; a minimum of 10' away from utility poles and minimum of 8' away from fire hydrants and fire department sprinkler and standpipe connections. Root barriers will be provided within 5' of any hardscape zone. 3" of medium grade bark mulch is required under all plant material. In areas with groundcover planted from flats, mulch depth will be no less than 1-1/2". The irrigation design will conform to the current City of Temecula landscape ordinance and standards.

IRRIGATION STATEMENT

The irrigation of the site landscape area will utilize the latest in smart irrigation methods and means. All new landscape areas will include high efficiency methods with low precipitation rates in order to maximize water retention and dispersion to the plant root zones.

All planters will use drip irrigation. A smart irrigation controller capable of rain shutoff will also be incorporated into the design.

Medium grade bark mulch will be used in order to reduce water loss due to evaporation.

An irrigation schedule will be provided in order to program the controller. Two irrigation schedules will be provided, one for the plant establishment period and one for on-going landscape maintenance once the plants are established. All new irrigation systems will comply with the current city of Temecula Water Ordinance.

CITY NOTES

Mulch Note:
Areas of plant material with organic bark mulch require a 3" layer of medium grade bark mulch. In organic mulch areas planted from flats, the mulch depth shall be no less than 1 ½". Areas of non-organic ground-cover such as gravel or rock shall also include plant material.

Field Observation Note:
City of Temecula required observation: A minimum of three inspections will be required for construction phasing. The first is an irrigation inspection to verify pipe depth and irrigation material conformance. The second is a landscape inspection to verify irrigation coverage and operation, and to verify that all plantings have been installed consistant with the approved construcion plans. The third is a final inspection once mulch has been laid and all plant material and irrigation systems are in place. Contact the Planning Department to schedule required Landscape Inspections.

CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Acacia stenophylla	Shoestring Acacia	Low	24" Box
Arbutus 'Marina'	Marina Arbutus	Med.	24" Box
Arbutus unedo	Strawberry Tree	Low	15 Gal.
Cercidium 'Desert Museum'	Palo Verde	Low	24" Box
Cercis occidentalis	Western Redbud	Low	24" Box
Chilopsis linearis 'Warren Jones'	W. Jones Desert Willow	Low	24" Box
Chitalpa x tashkentensis	Chitalpa	Low	24" Box
Citrus spp.	Orange, Lemon, Lime, Ect.	Med.	15 Gal.
Geijera parviflora	Australian Willow	Med.	24" Box
Heteromeles arbutifolia	Toyon	Low	24" Box
Lagerstroemia indica	Crape Myrtle	Med.	24" Box
Laurus nobilis 'Saratoga'	Sweet Bay	Low	24" Box
Magnolia G. 'Little Gem'/'Kay Parris'	Little Gem Mangolia	Med.	24" Box
Olea europaea 'Swan Hill'/'Wilsonnii'	Fruitless Olive	Low	24" Box
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Platanus spp.	Sycamore	Med.	24" Box
Populus fremontii 'Nevada'	Western Cottonwood	Med.	24" Box
Prunus ilicifolia ilicifolia	Hollyleaf Cherry	Low	24" Box
Quercus agrifolia	Coast Live Oak	Low	24" Box
Quercus ilex	Holly Oak	Low	24" Box
Quercus lobata	Valley Oak	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Rhus Lancea	African Sumac	Low	24" Box
Ulmus parvifolia	Chinese Elm	Low	24" Box

SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Aloe 'Blue Elf'	Blue Elf Aloe	Low	5 Gal.
Angiozanthos 'Big Red'	Kangaroo Paw	Low	5 Gal.
Arctostaphylos spp.	Manzanita	Low	1 Gal.
Baccharis pilularis	Coyote Brush	Low	5 Gal.
Baileya multiradiata	Desert Marigold	Low	5 Gal.
Bouteloua gracilis	Blue Grama	Low	1 Gal.
Buddleia marrubiifolia	Wolly Butterfly Bush	Low	5 Gal.
Calliandra eriophyia	Fairy Duster	Low	5 Gal.
Callistemon vim. 'Little John'	Little John Bottlebrush	Med.	5 Gal.
Ceanothus cultivars	Ceanothus	Low	5 Gal.
Cistus spp.	Rockrose	Low	5 Gal.
Dianella spp.	Flax Lilies	Low/Med.	1 Gal.
Dietes bicolor	Fortnight Lily	Med.	5 gal.
Encelia farinosa	Brittle Bush	Low	5 Gal.
Euphorbia milii 'Redi-Red'	Red Euphorbia	Low	1 Gal.
Feijoa sellowiana	Pineapple Guava	Med.	5 Gal.
Frangula californica 'Mound San Bruno'	Coffeeberry	Low	5 gal.
Grevillea spp.	Grevillea	Low	5 Gal.
Hesperaloe parviflora	Red/Yellow Yucca	Low	5 Gal.
Heteromeles arbutifolia	Toyon	Low	5 Gal.
Heuchera maxima	Island Alumroot	Low	1 Gal.
Ilex vomitoria	Yaupon	Low	5 Gal.
Lantana spp.	Lantana	Low	1 Gal.
Lavandula spp.	Lavender	Low	5 Gal.
Leucophylium spp.	Texas Ranger	Low	5 Gal.
Leymus cond. 'Canyon Prince'	Blue Lyme Grass	Low	1 Gal.
Ligustrum japonicum 'Texanum'	Japanese Privet	Med.	5 Gal.
Lomandra spp.	Matt Rush	Med.	1 Gal.
Muhlenbergia spp.	Grass	Med.	1 Gal.
Olea europaea 'Montra'	Little Ollie	Low	5 Gal.
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	Med.	5 Gal.
Rhaphiolepis spp.	Indian Hawthorn	Med.	5 Gal.
Rhamnus californica	Coffeeberry	Low	5 Gal.
Rhus intergifolia	Lemonadeberry	Low	5 Gal.
Rhus ovata	Sugar Bush	Low	5 Gal.
Ribes spp.	Current	Med.	5 Gal.
Rosa Carpet	Carpet Rose	Med.	5 Gal.
Ruellia brittonia'Katie'	Katie Ruellia	Med.	1 Gal.
Salvia apiana	White Sage	Low	5 Gal.
Salvia 'Bees Bliss'	Bees Bliss Sage	Low	5 Gal.
Salvia chamaedroides	Blue Sage	Low	5 Gal.
Salvia clevelandii	Cleveland Sage	Low	5 Gal.
Salvia gregii	Autumn Sage	Low	5 Gal.
Salvia leucophylla	Purple Sage	Low	5 Gal.
Salvia mellifera	Black Sage	Low	5 Gal.
Salvia trident	Hybrid Sage	Low	5 Gal.
Santolina chamaecyparissus	Lavender Cotton	Low	5 Gal.
Sedum rupestre 'Angelina'	Sedum	Low	1 Gal.
Teucrium chamaedrys	Germander	Low	5 Gal.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.
Yucca filamentosa	Adam's Needle Yucca	Low	5 Gal.

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Baccharis 'Centennial'	Bentennial Baccharis	Low	1 Gal.
Baccharis pilularais cvs.	Dwarf Coyote Brush	Low	1 Gal.
Carissa spp.	Natal Plum	Med.	1 Gal.
Festuca arundinacea	Marathon Fescue Turf	High	1 Gal.
Lonicera spp.	Honeysuckle	Low	1 Gal.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.
Rosemarinus 'Prostratus'	Trailing Rosemary	Low	1 Gal.
Senecio mandraliscae	Kleinia	Low	1 Gal.
Senecio serpens	Blue Chalksticks	Low	1 Gal.
Trachelospermum jasminoides	Star Jasmine	Low	1 Gal.

0 20' 40' 80'
Scale: 1" = 40'-0"

ALTAIR
TEMECULA

ALTAIR VILLAGE C2&C3 - PRELIMINARY LANDSCAPE PLAN
TEMECULA, CA

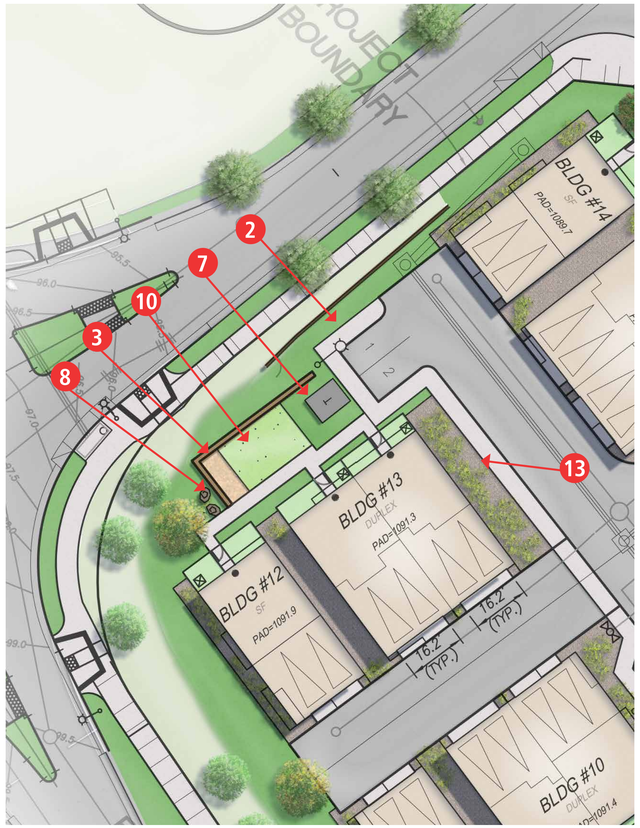
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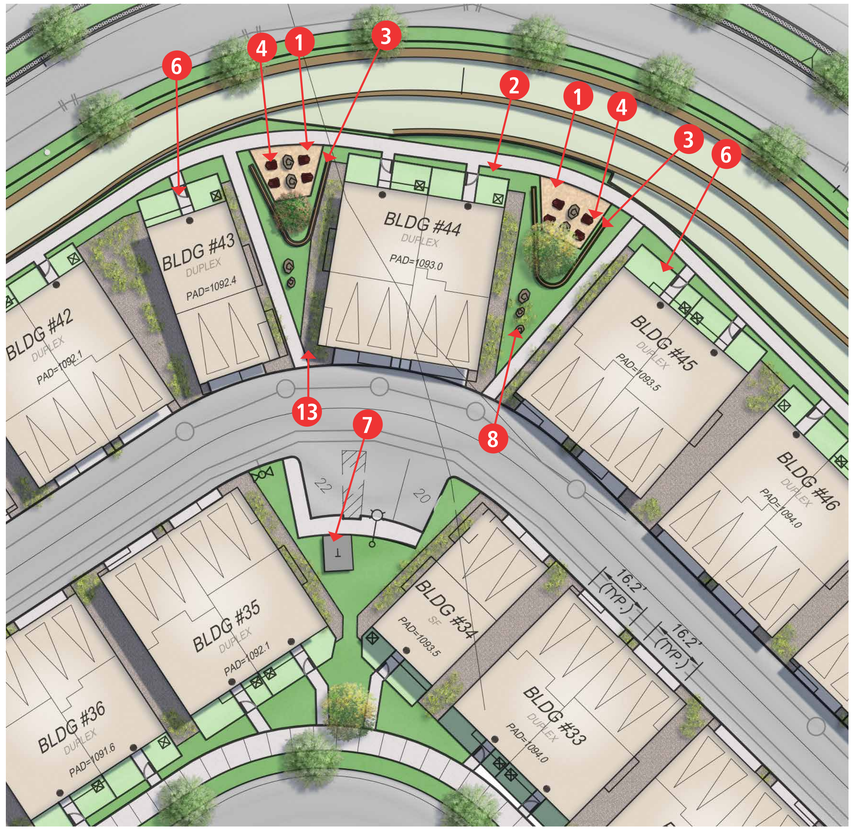
PA26-0160

L-2

C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3

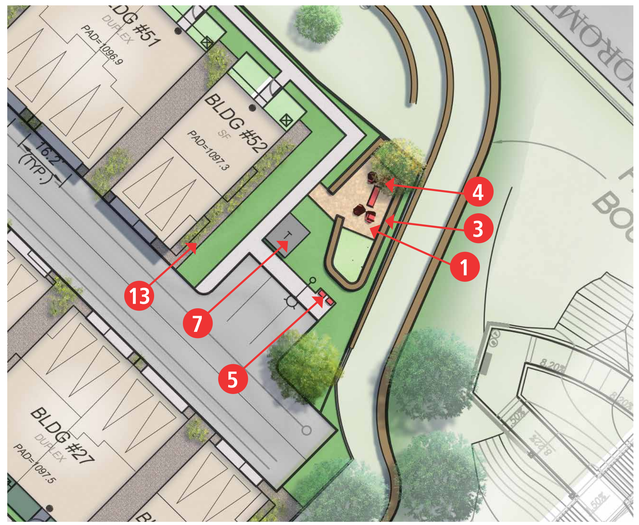




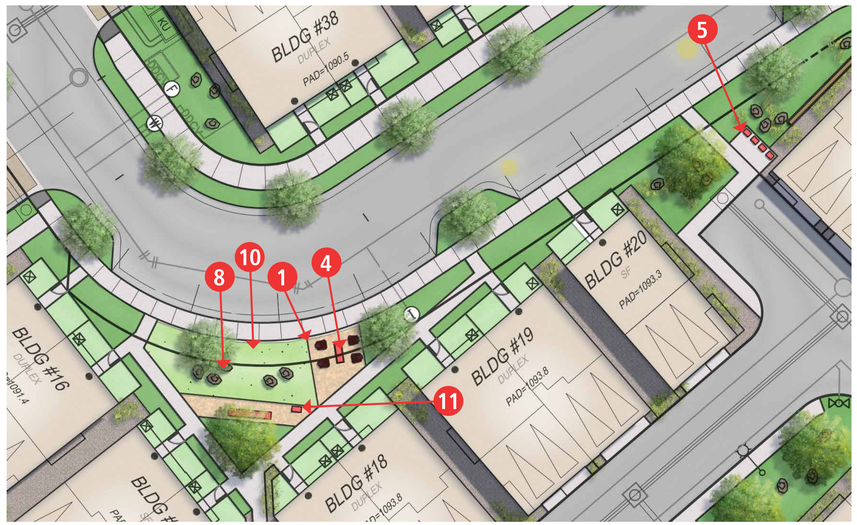
LEGEND

1. Decomposed Granite Paving
2. Planting Area
3. Seat Wall
4. Lounge Seating
5. Mailbox Kiosks
6. Private Patios
7. Transformer
8. Boulders for Seating or Informal Play
9. Bench Seating
10. Turf Area
11. Community Library (See Furnishing Sheet)
12. Enhanced Vehicular Paving
13. Decorative Crushed Rocks within Zone 0

OPEN SPACE AREA A

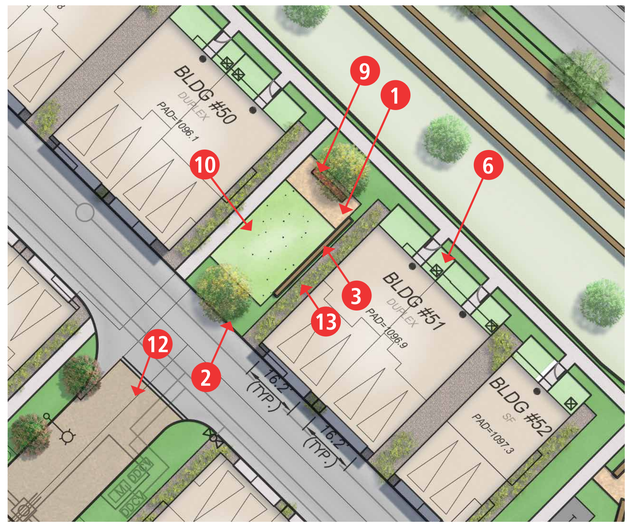


OPEN SPACE AREA B

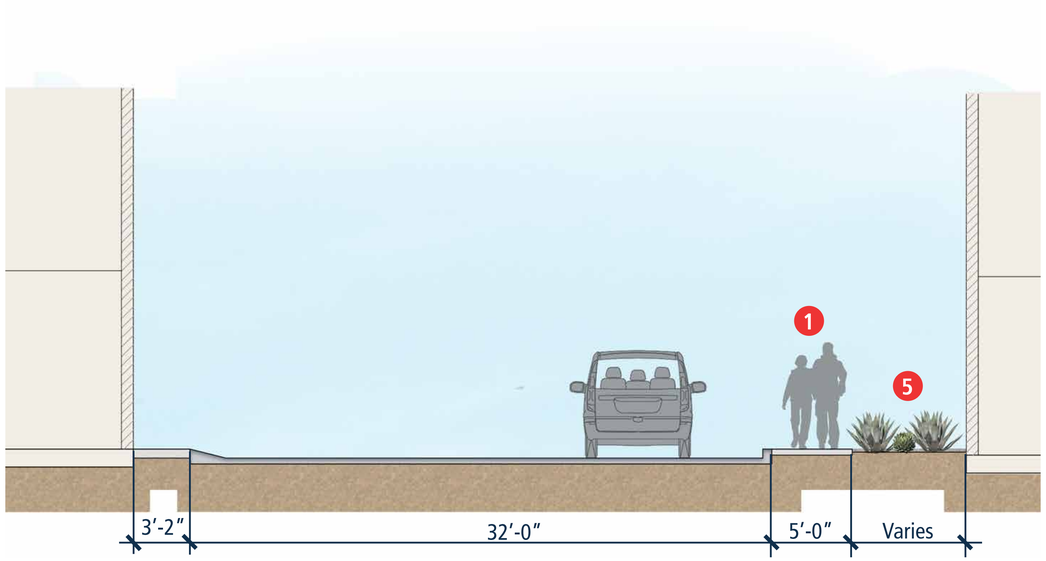


OPEN SPACE AREA C

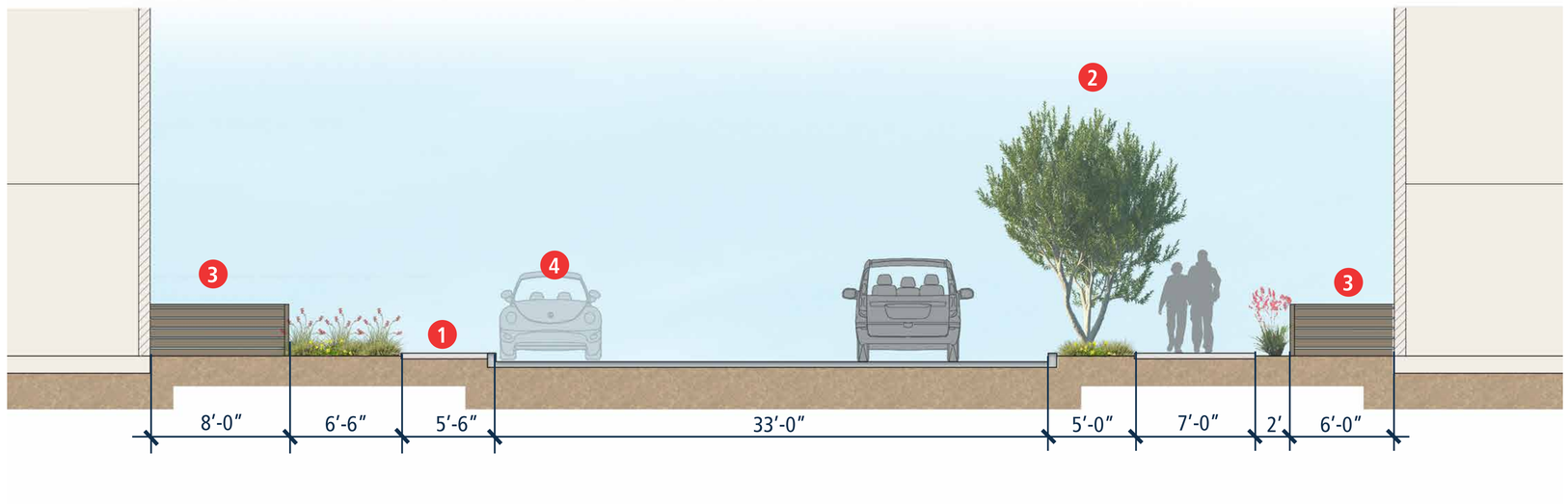
OPEN SPACE AREA D



OPEN SPACE AREA E



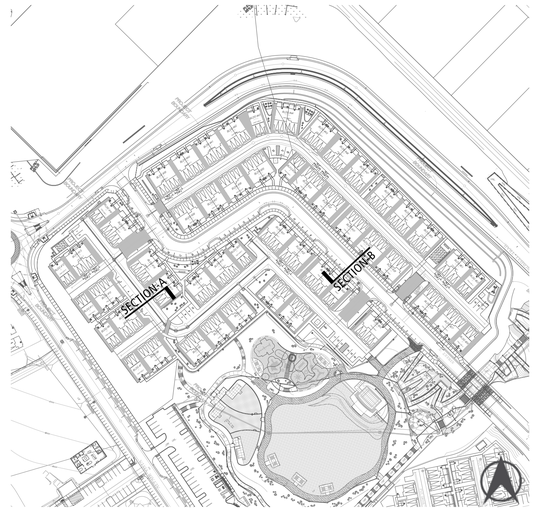
SECTION A



SECTION B

LEGEND

1. 5' Curb Adjacent Walk
2. Street Tree
3. Private Patio [Depth Varies 6'-10']
4. Parallel Parking
5. Decorative Crushed Rocks (within Zone 0)



ALTAIR
TEMECULA

ALTAIR VILLAGE C2&C3 - PRELIMINARY STREET SECTIONS

TEMECULA, CA

APN: 940-310-013 ; 940-320-002

0 2' 4' 8'
Scale: 1/4" = 1'-0"

PA26-0160 L-4

C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3



LEGEND

Small Open Space
- Bench Seating
- Views
- Upgraded Planting [Boulders and Large Box trees]

Medium Open Space
- Group Seating
- Views
- Lawn Area
- Upgraded Planting [Boulders and Large Box trees]
- Rock Garden

Large Open Space
- Shaded Seating
- Views
- Informal Play
- Play Lawn Area
- Upgraded Planting [Boulders and Large Box trees]
- Enhanced Paving
- Community Library

Trails and Walkways
- Class 1 Bike Trail
- 8' Walk in Park
- 6-7' Sidewalk
- 4-5' Walk

1 Village A - Neighborhood Park
- Tot Lot
- Shaded Seating
- BBQ / Picnic Tables
- Open Lawn

2 Village B - Neighborhood Park
- Tot Lot
- Shaded Seating
- BBQ / Picnic Tables
- Open Lawn

3 Village C - Neighborhood Park*
- Shaded Seating Areas
- Pickle Ball
- Basketball
- Open Lawn Area

4 Community Park*
- Clubhouse (Public)
- Parking
- Tot Lot
- Dog Park
- Amphitheater Lawn
- Shade Structures
- Garden Spaces
- Grand Staircase and Link to Downtown

5 Altair Recreation Center*
- Clubroom / Restrooms
- Pool / Spa
- Cabanas
- Shaded Seating and Lounges
- Parking

*Amenities are conceptual and subject to change as project progesses.

ALTAIR
TEMECULA

ALTAIR VILLAGE C2&C3 - VILLAGE PARK PROGRAMMING
TEMECULA, CA

APN: 940-310-013 ; 940-320-002

0 25' 50' 100'
Scale: 1" = 50'-0"

PA26-0160 L-5

C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3



LEGEND

- Connectivity Path 4′ to 5′ Wide
- Street Sidewalk 7′ Wide
- Mailbox Location
- Open Space

ALTAIR
TEMECULA

ALTAIR VILLAGE C2&C3 - CONNECTIVITY PLAN

TEMECULA, CA

APN: 940-310-013 ; 940-320-002

0 20′ 40′ 80′
Scale: 1″= 40′-0″

PA26-0160 L-6

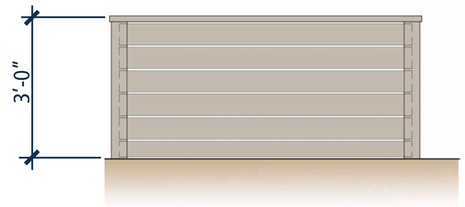
C2 Collaborative

06.19.26 DEVELOPMENT PLAN SUBMITTAL #3

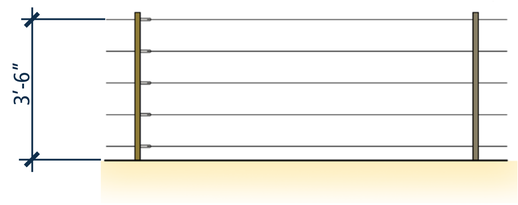


LEGEND

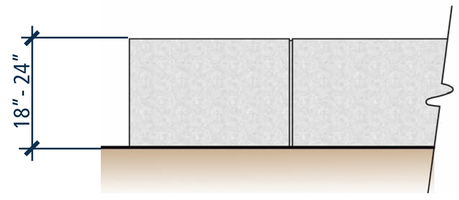
- Patio Fence (3’-0” Tall)
- Cable Guardrail Fence (42” Tall)
- Decorative PIP Concrete Wall (18”-24” Tall)



PATIO FENCE
HEIGHT: 3’-0”



CABLE GUARDRAIL FENCE
HEIGHT: 3’-6”



DECORATIVE PIP CONCRETE WALL
HEIGHT: 18” - 24”

ALTAIR
TEMECULA

ALTAIR VILLAGE C2&C3 - WALL AND FENCE PLAN

TEMECULA, CA

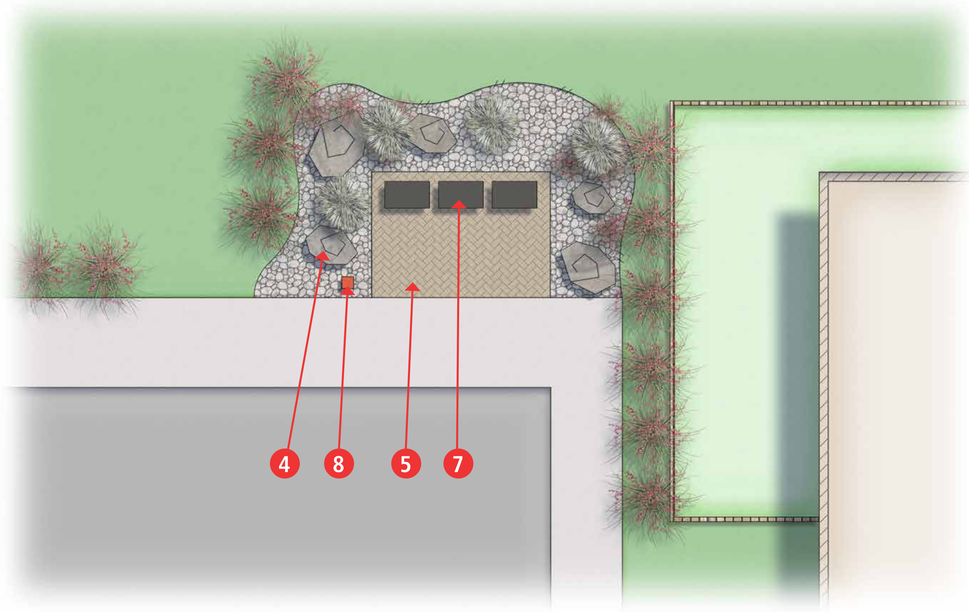
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0 20’ 40’ 80’
Scale: 1”= 40’-0”

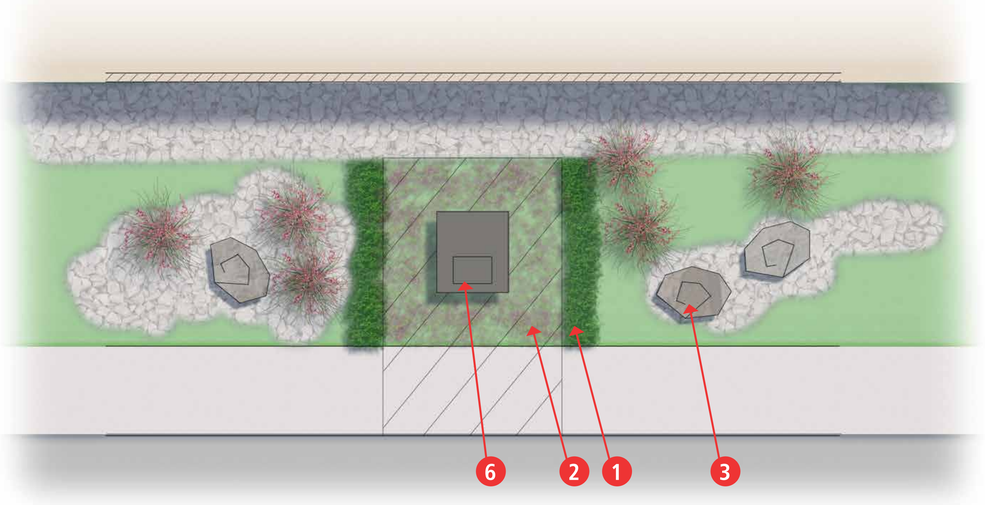
PA26-0160 L-7

C2 Collaborative

DEVELOPMENT PLAN SUBMITTAL #3
06.19.26



MAILBOX LOCATIONS



TRANSFORMER LOCATIONS

LEGEND

1. Screening Hedge
2. Low Groundcover (12" Max)
3. Boulders in Planting Area
4. Boulders in Decorative Rock Bed
5. Enhanced Paving
6. Transformer
7. Mailboxes
8. Signage

*Note: These are typical solutions. Individual locations may vary.



ADIRONDACK CHAIR
CHARCOAL GREY



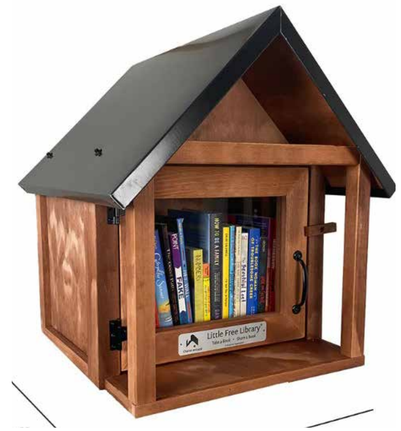
WOOD BENCH



WASTE RECEPTACLE
DUAL STREAM



BIKE RACK



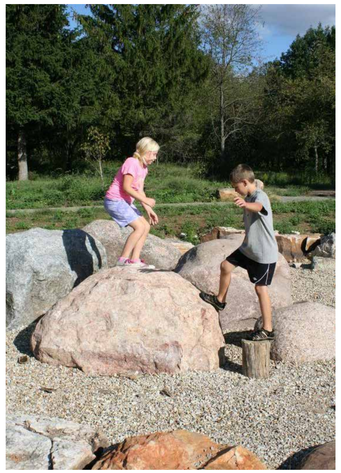
COMMUNITY LIBRARY



PEDISTAL MAILBOX







BOULDERS FOR SEATING OR INFORMAL PLAY

Note: Conceptual Imagery. Actual Specifications may vary.

Technical Note

DESIGN CONSIDERATIONS FOR CONCRETE PAVERS SUBJECTED TO FIRE TRUCK LOADING

A common question posed by design professionals is the ability of interlocking concrete pavement (ICP) and permeable interlocking concrete pavement (PICP) systems to withstand fire truck loading. This is due to the relatively large axle weights they exert along with the fact that fire trucks are critical service vehicles that must be able to access sites in emergency situations.

In terms of structural design for entry, access lane and roadway applications, pavements must be designed to resist rutting, bearing capacity of the supporting pavement system and resistance to repeated axle load applications. Pavement design procedures typically utilize information which describe the strength of the subgrade soils, axle loadings and frequency, and strength of the various layered pavement components. The actual design procedures for flexible and rigid pavements are well documented in Civil Engineering texts with ICPs & PICPs well recognized to behave and follow the design procedures set forth for "flexible" pavement design. References for ICP and PICP pavement design are provided in this Technical Note (AASHTO 1993, ASCE 2016 & 2018, Caltrans 2016).

While not a comprehensive primer on pavement design, the focus of this Technical Note is to demonstrate that ICP and PICPs are not adversely affected by heavily loaded vehicles and are suitable for use in vehicular areas exposed to fire truck loadings. The primary discussion herein will focus on fire truck loadings on ICP/PICP systems as they relate to:

- **Design ESALs applied to the pavement system.**
- **Fire truck wheel and axle loads relative to the strength of the paver.**
- **Point loads that may occur when the stabilizer outriggers are in place.**

Because this document focuses on fire truck loading, data on a typical heavily loaded fire truck was obtained for a "ladder truck" used by the City of Scottsdale, AZ. The vehicle chosen is one of the heaviest vehicle in a typical Fire Department's fleet and is considered on the upper end of the fire vehicle loading spectrum. A few images of the vehicle and its characteristics are provided below:

Ladder Engine: Pierce Manufacturing ID Decal; GVWR - 76,800 lbs.
GAWR – Front = 22,800 lbs. = 11,400 lbs./tire:
GAWR - Rear = 54,000 lbs. = 27,000 lbs./axle; 6750 lbs./tire
Cold Tire Inflation Pressure – 120 psi (single and dual)
Max Load per Single Tire – 11,400 lbs.

DESIGN ESALs

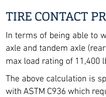
Design references have been developed by several credible organizations including AASHTO, ASCE and Caltrans aswwww shown below. In almost all cases, the design guidelines for the structural aspects of the pavements are based on the 1993 AASHTO Guide for Design of Pavement Structures (AASHTO 1993). As with the design references for ICP and PICPs, the 1993 AASHTO document calculates the thickness of a roadway cross section required to withstand the applied loads for the given lifespan based on the native soils strength and traffic loading. The supporting soil strength is typically described by a CBR value (California Bearing Ratio), Mr (Resilient Modulus), R-value or some other geotechnical measurement describing the strength of the supporting soil. The traffic loading is typically described by TI (Traffic Index), ESALs (Equivalent Single Axle Loads) or other measurement to express the traffic type and equivalent damage (VLF, Vehicle Load Factor) created by each type of vehicle as compared to the passage of a "standard" 18,000-pound axle load (one 18,000 lb. ESAL provides a unit value of 1.0). For perspective on ESALs, passenger cars have a Vehicle Load Factor (VLF) of 0.0004 whereas a fully loaded fire truck as shown above would have a VLF of about 10. Hence, it would take over 20,000 cars to affect the same level of deterioration on the pavement as 1 pass of a fire ladder truck. It should be noted that not all fire trucks exhibit this same degradational effect on pavements as most are lighter and exhibit considerably lower axle loads than the Ladder Truck which has a GVWR (Gross Vehicle Weight Rating) of 76,800 lbs.

Technical Note

DESIGN CONSIDERATIONS FOR CONCRETE PAVERS SUBJECTED TO FIRE TRUCK LOADING (CONT.)

Although it is evident by the VLFs shown above that fire trucks can exert high ESALs on the pavement surface, it is important to note that typical roads are designed around hundreds of thousands of ESALs, so the impact of the occasional fire truck is relatively small on those pavements. Notable in the design procedure is that the axle/tire loads applied to the completed pavement system is transferred through the pavement to the subgrade via a series of structural layers which distribute the vehicle loads to a relatively large area of the subgrade. The distribution of the loads through the pavement system enables relatively weak subgrades to support very high concentrated axle/wheel loads much like a snowshoe or wide tracks of low ground pressure vehicles to traverse low strength materials which would otherwise not support the weight of applied loads. Along those same lines, pavement design isn't so much about how much a vehicle weighs but rather the load transfer of axle loads through the pavement system and how many passes can be achieved prior to development of unacceptable rutting or excessive pavement deterioration.

To further expand on this subject, pavement sections for standard asphaltic concrete (AC) and aggregate base systems and interlocking concrete pavement (ICP) systems are essentially identical in thickness with the wearing course being the primary difference in the systems. In essence, an 80mm (3-1/8") thick paver laid on 1" of bedding sand provides a structural number of 1.82 for the pavement layer which is the same as 4-1/8" of asphaltic concrete having a layer coefficient of 0.44/inch (0.44 x 4-1/8 = 1.82). The aggregate base and subbase section used to distribute the wearing course loads provide the same support to either an AC or ICP system. The above analogy can be verified by comparing section thicknesses for designs done in accordance with AASHTO (AASHTO 1993) and ICPI (ICPI 2011) or ASCE (ASCE 2016) methods.



PICP systems employ essentially the same wearing surface (typically an 80mm paver underlain by 2" of No. 8 stone) and open graded load transfer/water storage/conveyance layer aggregate (No. 57 and No. 2stone). Because of the introduction of water and the somewhat less dense structure of the base layers, a somewhat lower structural coefficient is employed for the components that make up the PICP system than what is used for conventional ICP systems, but the design concept is identical.

TIRE CONTACT PRESSURES

In terms of being able to withstand the surface pressure exerted by fire truck tires, the gross axle weight rating (GAWR) on a two tire (steering) axle and tandem axle (rear axles) for the 76,800 lb. fire truck referenced above is 22,800 lbs. and 54,000 lbs., respectively. Each tire is rated at a max load rating of 11,400 lbs. Therefore, each tire exerts a stress of 142.5 psi onto the pavement surface (see Traffic Loading Calculation below).

The above calculation is specific for the aforementioned fire truck with GVWR of 76,800 lb, and demonstrates that pavers made in conformance with ASTM C936 which requires a minimum average compressive strength of 8,000 psi with no individual unit being less than 7,200 psi. So, simply put, the pavers are on average 8000/142.50 > 50 times stronger in compression than required to withstand the surface pressure that would be exerted under the extreme loading conditions imposed by a fire truck.

POINT LOADS

When the stabilizer outriggers are in place, a point load of as much as 45,000 pounds can be applied to the pavement surface. Although significant, when distributed over an "un-factored" stabilizer plate surface area of 0.97 square feet (area of 10x14 inches), this equates to a surface pressure of 322 psi, which again is well within the compressive strength capabilities of Belgard pavers.

PAVER DAMAGE

As a final thought, should one or more pavers become damaged, individual units can be removed and replaced without compromising the structural integrity of the system (instruction manual available upon request).

BELGARD COMMERCIAL

TRAFFIC LOADING CALCULATION EXAMPLE

The following calculations demonstrate that Belgard permeable and interlocking concrete pavement systems satisfy the requirements of meeting or exceeding a 75,000 lb theoretical design load as compared to the required compressive strength of pavers per the requirements in *ASTM C936 Standard Specification for Solid Concrete Interlocking Paving Units (average compressive strength of 8,000 psi).*

Step #1) Determine the maximum wheel load:

GVWR = 76,800 lbs

GAWR (front axle) = 22,800 lbs

GAWR (rear axle) = 54,000 lbs

Front Axle Wheel Loads

W_L = 22,800 lb/ 2 tires per axle = 11,400 lbs per tire

Rear Axle Wheel Loads

W_L = 54,000 lb/ 2 axles/4 tires per axle = 6,750 lbs per tire

Step #2) Increase the load by 30% to account for dynamic forces associated with moving vehicles:

Front Axle: $W_{L\text{-dynamic}}$ = 11,400 lbs x 1.30 = 14,820 lbs per tire

Rear Axle: $W_{L\text{-dynamic}}$ = 6,750 lbs x 1.30 = 8,775 lbs per tire

Step #3) Determine the tire contact area:

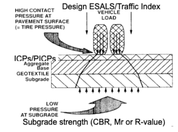
The Contact Area was measured for a Pierce Fire Truck (GVWR = 76,800 lbs) and was determined to be 104 in2 per front tire, and 90 in2 per rear tire. (See measurements in the attached document)

Step #4) Determine the stress exerted per tire in the dynamic load:

$$\sigma_{tire} = \frac{W_{L\text{-dynamic}}}{A_{contact}} = \frac{14{,}820\ lbs}{104\ in^2} = 142.5\ \frac{lbs}{in^2}$$

Step # 5) Compare Belgard PICP to GVWR = 76,800 lbs:

Belgard permeable and interlocking concrete pavers are manufactured to ASTM C936 standards requiring an average compressive strength of 8,000 psi. As illustrated above, the maximum theoretical tire pressure exerted on the pavement surface is 142.50 psi so stresses are effectively transferred to the base and subgrade using Belgard permeable pavers. This significant factor of safety makes Belgard permeable pavers viable solution for a flexible pavement system subjected to Fire Truck Loading.



Structural Pavement Section function of Subgrade Strength, Traffic Loadings and Strength of Pavement Section Components

REFERENCES

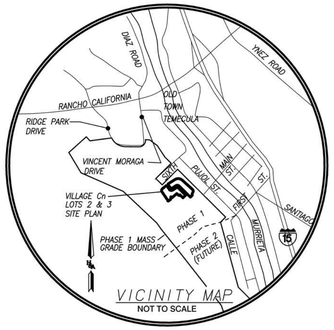
1. *AASHTO 1993. Guide for Design of Pavement Structures, American Association of State Highway and Transportation Officials, Washington, DC.*
2. *ASCE 2016. Structural Design of Interlocking Concrete Pavement for Municipal Streets and Roadways, ASCE/T&DI/ICPI Standard 58-16, American Society of Civil Engineers, Reston, VA.*
3. *ASCE 2018. Permeable Interlocking Concrete Pavement, ASCE/T&DI/ICPI Standard 68-18, American Society of Civil Engineers, Reston, VA.*
4. *Caltrans 2016. Pervious Pavement Design Guidance, California Department of Transportation, Division of Design, Office of Storm Water Management, Sacramento, CA.*
5. *UC Davis 2010. Research Report – Laboratory Testing and Modeling for Structural Performance of Fully Permeable Pavements Under Heavy Traffic: Final Report, U.C. Davis, Department of Civil and Environmental Engineering (CTSW-RT-10-249.04), Davis, CA.*

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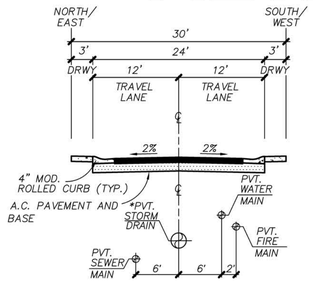
DETAIL AND WEIGHT LOADS OF PAVERS

MINOR MODIFICATION
ALTAIR VILLAGE Cn LOTS 2 & 3



LEGEND

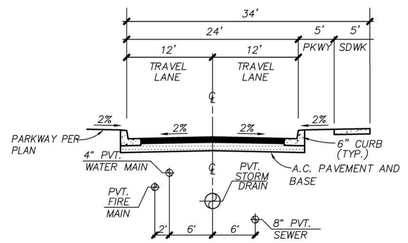
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EXISTING TOPO CONTOUR	1100
BUILDING NUMBER	BLDG 1
FINISH FLOOR ELEVATION	FF=1100.7
PAD ELEVATION	P=1100.0
ST. ELEVATION	1111.0
PROPOSED PVT. SEWER MAIN (8")	
PROPOSED PVT. WATER MAIN (4"-6")	W
PROPOSED PUB. WATER MAIN (4"-6")	W
PROPOSED PVT. WATER FIRE MAIN (8")	F
PROPOSED PVT. UNTREATED STORM DRAIN (18"*)	
PROPOSED PVT. TREATED/BYPASS STORM DRAIN (18"*)	
* ACTUAL SIZING TO BE DETERMINED	
PROPOSED ADA PATH OF TRAVEL	
ACCESIBLE UNIT	
PROPOSED STREET LIGHT	
PROPOSED FIRE HYDRANT	
PROPOSED TRANSFORMER LOCATION	T
PROPOSED ELECTRICAL SWITCH LOCATION	E
PROPOSED AC UNIT LOCATION	



POR. OF PROPOSED PVT. DRIVES A, D & E

NOT TO SCALE

UTILITY NOTES:
*NO STORM DRAIN IN PVT. DRIVE A & MAJORITY OF PVT. DRIVE E



PROPOSED PVT. DRIVES B, C & F

NOT TO SCALE

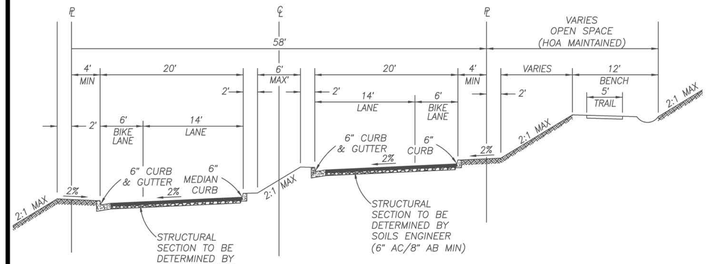
UTILITY NOTES:
NO STORM DRAIN IN PVT. DRIVE F
NO SEWER IN PVT. DRIVES B & F
UTILITIES MIRRORED ABOUT CENTER LINE ON PVT. DRIVE F

EXISTING STREET A

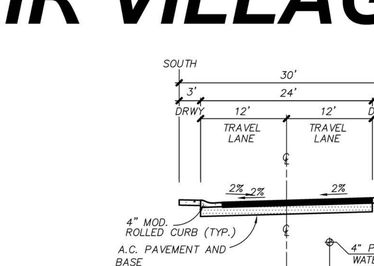
NOT TO SCALE

EXISTING COROMELL TRAIL

NOT TO SCALE



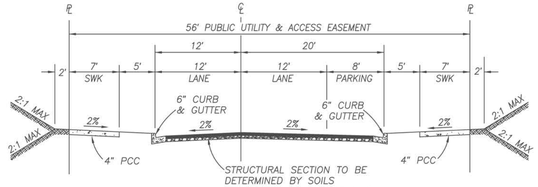
EXISTING COROMELL TRAIL



TYPICAL BUILDING DRAINAGE SWALE DETAIL

NOT TO SCALE

APPLICABLE TO ALL BUILDING TYPES



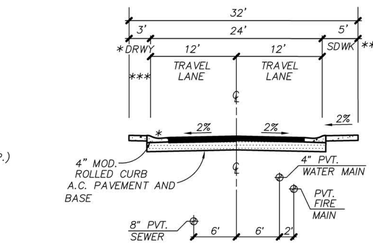
EXISTING ALTAIR VISTA

NOT TO SCALE

POR. OF PROPOSED PVT. DRIVE D

NOT TO SCALE

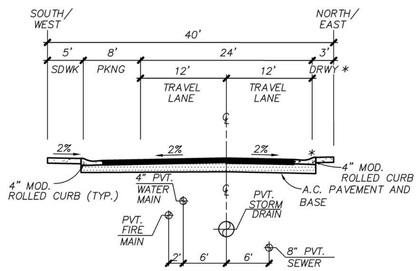
NOTES:
*6" CURB & 5' SIDEWALK WHERE SHOWN ON SITE PLAN



PROPOSED PVT. DRIVES G & H

NOT TO SCALE

UTILITIES MIRRORED ABOUT CENTER LINE ON PVT. DRIVE H



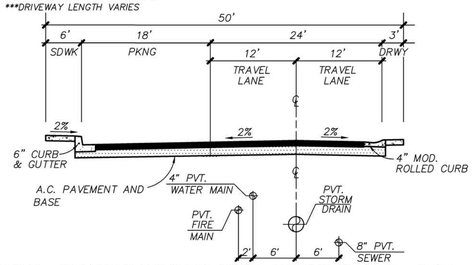
POR. OF PROPOSED PVT. DRIVE D

NOT TO SCALE

POR. OF PROPOSED PVT. DRIVES D & E

NOT TO SCALE

NOTES:
*FRONTING BUILDING 54, 6" CURB NORTH & SOUTH OF BLDG. 54
**NO SIDEWALK IN PVT. DRIVE H
***DRIVEWAY LENGTH VARIES

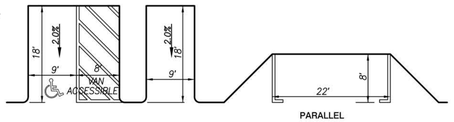


POR. OF PROPOSED PVT. DRIVES A, D, & E

NOT TO SCALE

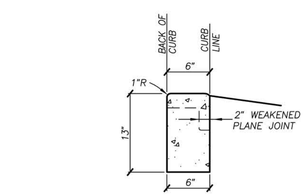
SECTION 1804.4 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

DESIGN WAIVER REQUEST TO ALLOW TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% AWAY FROM HOUSE (PER BLDG. CODE 1804.4) TO 2% AWAY FROM HOUSE. ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.



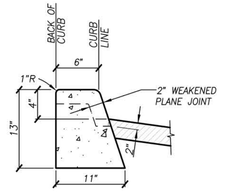
TYPICAL PARKING DETAIL

NOT TO SCALE



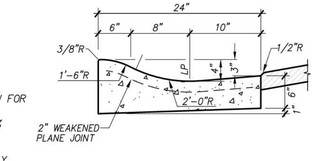
0" MOD. 'D' CURB

NOT TO SCALE



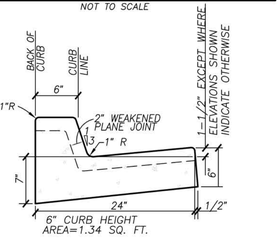
4" MOD. 'D-6' CURB

NOT TO SCALE



4" MOD. 'C' ROLLED CURB

NOT TO SCALE



6" CURB & GUTTER

NOT TO SCALE

DATA TABLE

1. GROSS SITE AREA 6.72 AC
2. TOTAL NUMBER OF EXISTING LOTS: 2
3. TOTAL NUMBER OF PROPOSED LOTS: 2
4. TOTAL NUMBER OF UNITS: 93 HOMES
5. ASSESSOR PARCEL NUMBER: 940-340-011, 940-340-012
6. CONTOUR INTERVAL FROM MASS GRADING PLAN: 1 FOOT
7. MAXIMUM SLOPE GRADIENT: 2:1
8. AREA/PERCENT OF PROJECT IN STREETS, DRIVEWAYS & DRIVE AISLES: 1.36 AC.

SHEET INDEX

C1 – TITLE SHEET
C2-C3 – PRELIMINARY SITE PLAN
C4-C5 – PROPOSED GRADING PLAN
C6 – SITE SECTIONS
C7-C8 – PRELIMINARY WET UTILITY PLAN

UTILITY NOTES:

ALL UTILITIES ARE TO BE UNDERGROUND.

IN-TRACT SEWER IS TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA)

IN-TRACT DOMESTIC WATER IS TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA)

IN-TRACT FIRE WATER IS TO BE PRIVATELY MAINTAINED BY HOMEOWNER'S ASSOCIATION (HOA)

LEGAL DESCRIPTION:

LOTS 11 AND 12 OF TRACT MAP NO. 36959-2, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 502, PAGES 97 THROUGH 109 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SEPTEMBER 4, 2025

CONDOMINIUM NOTE:

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS IS 111.

TITLE SHEET & SECTIONS

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500· FX(858)558-1414

MINOR MODIFICATION
VILLAGE Cn LOTS 2 & 3
ALTAIR
CITY OF TEMECULA, CALIFORNIA

SHEET C-1 OF C-8

WO # 2591-0015

SEE SHEET C3

PROJECT BOUNDARY

'B-B'

COROMELL TRAIL (PRIVATE)

"A" STREET (PVT.)

PVT. DRIVE "A"

PVT. DRIVE "B"

PVT. DRIVE "C"

PVT. DRIVE "D"

PVT. DRIVE "E"

PVT. DRIVE "F"

PVT. DRIVE "G"

PVT. DRIVE "H"

BLDG #1 DUPLEX PAD=1094.0

BLDG #2 DUPLEX PAD=1093.5

BLDG #3 DUPLEX PAD=1093.8

BLDG #4 DUPLEX PAD=1093.4

BLDG #5 DUPLEX PAD=1093.8

BLDG #6 DUPLEX PAD=1092.5

BLDG #7 SF PAD=1093.3

BLDG #8 DUPLEX PAD=1093.4

BLDG #9 DUPLEX PAD=1092.8

BLDG #10 DUPLEX PAD=1091.4

BLDG #11 SF PAD=1092.0

BLDG #12 SF PAD=1091.9

BLDG #13 DUPLEX PAD=1091.3

BLDG #14 SF PAD=1089.7

BLDG #15 DUPLEX PAD=1090.6

BLDG #16 DUPLEX PAD=1091.4

BLDG #17 SF PAD=1091.7

BLDG #18 DUPLEX PAD=1093.8

BLDG #19 DUPLEX PAD=1093.8

BLDG #20 SF PAD=1093.3

BLDG #21 DUPLEX PAD=1092.7

BLDG #22 DUPLEX PAD=1093.3

BLDG #23 DUPLEX PAD=1093.9

BLDG #24 SF PAD=1094.3

BLDG #25 DUPLEX PAD=1095.4

BLDG #35 DUPLEX PAD=1092.1

BLDG #36 DUPLEX PAD=1091.6

BLDG #37 DUPLEX PAD=1091.0

BLDG #38 DUPLEX PAD=1090.5

BLDG #39 DUPLEX PAD=1090.5

BLDG #40 DUPLEX PAD=1091.0

BLDG #41 DUPLEX PAD=1091.6

BLDG #42 DUPLEX PAD=1092.1

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

'A-A'

ALTAIR VISTA (PRIVATE)

65' PLAZA

PAD=1124.1

PROPOSED EASEMENTS

A EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B 40' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

C 56' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

EXISTING EASEMENTS

18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 18254

PURPOSE: ROAD AND PUBLIC UTILITY
AFFECTS: AS SHOWN ON SAID MAP

SCALE 1"= 20'

SCALE 1" = 30'

PRELIMINARY SITE PLAN

MINOR MODIFICATION

VILLAGE Cn LOTS 2 & 3

ALTAIR

CITY OF TEMECULA, CALIFORNIA

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
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ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

SHEET C-2 OF C-8

WO # 2591-0015

R:\1846\&Pln\Altair Cn Lots 2 & 3 Sht C-2.dwg[]Jul-06-2026:15:15

EXISTING EASEMENTS

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 18254

PURPOSE: ROAD AND PUBLIC UTILITY
AFFECTS: AS SHOWN ON SAID MAP

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PUBLIC UTILITIES, ENTRY AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 23, 1990
RECORDING NO: 186789 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS
PURPOSE: SEWER AND ACCESS AND INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 26, 2018
RECORDING NO: 2018-0383679 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

PROPOSED EASEMENTS

A. EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B. 58' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

E. 60' SEWER EASEMENT PER FINAL MAP

RS 77/45-53
RS 130/69
RS 63/31-32
PCL A
2012-0576194
RS 61/14

'C-C'
'D-D'
'B-B'
EX. 30' EMWD ESMT.
MAIN STREET
24" PVC "CMTR FM PER D-00008
PROJECT BOUNDARY
COROMELL TRAIL (PRIVATE)
N47°48'57"W 378.04'
N43°26'21"E(R)
R=58.00' L=70.01'
Δ=01°15'17" R=1196.00' L=26.19'
N42°51'07"E 58.40'
N47°44'26"E(R)
N65°34'27"E(R)
Δ=65°01'17" R=175.00' L=198.57'
N44°44'39"E 20.71'
N44°44'39"E 45.45'
N45°15'21"W 456.19'
N45°15'21"W 317.59'
N45°15'21"W 103.73'
N45°15'21"W 41.13'
N44°44'39"E 30.74'
N45°15'21"W 41.13'
N47°44'26"E(R)
Δ=06°49'25" R=124.00' L=14.77'
N47°44'26"E(R)
N42°27'27"E 45.39'
N47°44'26"E(R)
N47°44'26"E 20.13'
N44°44'39"E 45.45'
N44°44'39"E 45.45'
N44°44'39"E 45.45

SEE SHEET C5

PROJECT BOUNDARY

'B-B'

COROMELL TRAIL (PRIVATE)

PVT. DRIVE "A"

"A" STREET (PVT.)

PVT. DRIVE "B"

PVT. DRIVE "C"

PVT. DRIVE "D"

PVT. DRIVE "E"

PVT. DRIVE "F"

PVT. DRIVE "G"

PVT. DRIVE "H"

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

'A-A'

ALTAIR VISTA (PRIVATE)

BLDG #1 DUPLEX PAD=1094.0

BLDG #2 DUPLEX PAD=1093.5

BLDG #3 DUPLEX PAD=1093.8

BLDG #4 DUPLEX PAD=1093.4

BLDG #5 DUPLEX PAD=1093.8

BLDG #6 DUPLEX PAD=1092.5

BLDG #7 SF PAD=1093.3

BLDG #8 DUPLEX PAD=1093.4

BLDG #9 DUPLEX PAD=1092.8

BLDG #10 DUPLEX PAD=1091.4

BLDG #11 SF PAD=1092.0

BLDG #12 SF PAD=1091.9

BLDG #13 DUPLEX PAD=1091.3

BLDG #14 SF PAD=1089.7

BLDG #15 DUPLEX PAD=1090.6

BLDG #16 DUPLEX PAD=1091.4

BLDG #17 SF PAD=1091.7

BLDG #18 DUPLEX PAD=1088.8

BLDG #19 DUPLEX PAD=1093.8

BLDG #20 SF PAD=1093.3

BLDG #21 DUPLEX PAD=1092.7

BLDG #22 DUPLEX PAD=1093.3

BLDG #23 DUPLEX PAD=1093.9

BLDG #24 SF PAD=1094.3

BLDG #25 DUPLEX PAD=1095.4

BLDG #35 DUPLEX PAD=1092.1

BLDG #36 DUPLEX PAD=1091.6

BLDG #37 DUPLEX PAD=1091.0

BLDG #38 DUPLEX PAD=1090.5

BLDG #39 DUPLEX PAD=1090.5

BLDG #40 DUPLEX PAD=1091.0

BLDG #41 DUPLEX PAD=1091.6

BLDG #42 DUPLEX PAD=1092.1

PAD=1124.1

65' PLAZA

PROPOSED EASEMENTS

A EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B 40' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

C 56' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

EXISTING EASEMENTS

18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 18254

PURPOSE: ROAD AND PUBLIC UTILITY
AFFECTS: AS SHOWN ON SAID MAP

DESIGN NOTES

1. ALL FINISHED FLOOR ELEVATION ARE TO BE SET 8 INCHES ABOVE PAD ELEVATION.

0 30 60 90

SCALE 1" = 30'

PROPOSED GRADING PLAN

MINOR MODIFICATION

VILLAGE Cn LOTS 2 & 3

ALTAIR

CITY OF TEMECULA, CALIFORNIA

HUNSAKER & ASSOCIATES SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

SHEET C-4 OF C-8

WO # 2591-0015

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EXISTING EASEMENTS

18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 18254

PURPOSE: ROAD AND PUBLIC UTILITY
AFFECTS: AS SHOWN ON SAID MAP

26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PUBLIC UTILITIES, ENTRY AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 23, 1990
RECORDING NO: 188789 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

30 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS
PURPOSE: SEWER AND ACCESS AND INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 26, 2018
RECORDING NO: 2018-0383679 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

PROPOSED EASEMENTS

A EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

D 58' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

E 60' SEWER EASEMENT PER FINAL MAP

C-C

D-D'

'B-B'

PROJECT BOUNDARY

COROMELL TRAIL (PRIVATE)

"A" STREET (PVT.)

PVT. DRIVE "A"

PVT. DRIVE "B"

PVT. DRIVE "D"

PVT. DRIVE "E"

PVT. DRIVE "F"

PVT. DRIVE "A"

MAIN STREET

EX. 30' EMWD ESMT.

PROP. 60' EMWD ESMT.

24" PVC "OTHER THAN PIPE" PER D-50206

BLDG #1 DUPLEX PAD=1094.0
BLDG #2 DUPLEX PAD=1093.5
BLDG #19 DUPLEX PAD=1088.8
BLDG #20 SF PAD=1093.3
BLDG #21 DUPLEX PAD=1092.7
BLDG #22 DUPLEX PAD=1093.3
BLDG #23 DUPLEX PAD=1093.9
BLDG #24 SF 1094.3
BLDG #25 DUPLEX PAD=1095.4
BLDG #26 SF PAD=1097.9
BLDG #27 DUPLEX PAD=1097.5
BLDG #28 DUPLEX PAD=1097.0
BLDG #29 DUPLEX PAD=1096.0
BLDG #30 DUPLEX PAD=1095.7
BLDG #31 DUPLEX PAD=1095.2
BLDG #32 DUPLEX PAD=1094.6
BLDG #33 DUPLEX PAD=1094.0
BLDG #34 SF PAD=1093.5
BLDG #35 DUPLEX PAD=1092.1
BLDG #36 DUPLEX PAD=1091.6
BLDG #37 DUPLEX PAD=1091.0
BLDG #38 DUPLEX PAD=1090.5
BLDG #39 DUPLEX PAD=1090.5
BLDG #40 DUPLEX PAD=1091.0
BLDG #41 DUPLEX PAD=1091.6
BLDG #42 DUPLEX PAD=1092.1
BLDG #43 DUPLEX PAD=1092.6
BLDG #44 DUPLEX PAD=1093.0
BLDG #45 DUPLEX PAD=1093.5
BLDG #46 DUPLEX PAD=1094.0
BLDG #47 DUPLEX PAD=1094.6
BLDG #48 DUPLEX PAD=1095.3
BLDG #49 DUPLEX PAD=1095.8
BLDG #50 DUPLEX PAD=1096.1
BLDG #51 DUPLEX PAD=1096.9
BLDG #52 SF PAD=1097.3

N43°26'21"E(R)
N47°48'57"W 378.04'
N43°26'21"E(R)
N45°15'21"W 456.19'
N45°15'21"W 317.59'
N45°15'21"W 103.73'
N45°15'21"W 74.13'
N44°44'39"E 65.28'
N44°44'39"E 20.71'
N44°44'39"E 30.44'
N67°18'21"E 40.26'
N35°25'39"E 58.45'
N89°54'42"E(R)
N35°25'39"E 141.00'
N35°25'39"E 147.00'
N29°27'21"E 230.13'
N67°18'21"E 40.26'

SEE SHEET C4

DESIGN NOTES

1. ALL FINISHED FLOOR ELEVATION ARE TO BE SET 8 INCHES ABOVE PAD ELEVATION.

0 30 60 90
SCALE 1" = 30'

PROPOSED GRADING PLAN

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500· FX(858)558-1414

MINOR MODIFICATION

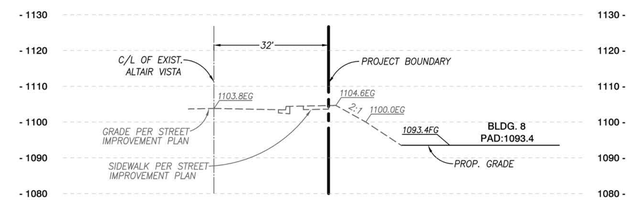
VILLAGE Cn LOTS 2 & 3
ALTAIR

CITY OF TEMECULA, CALIFORNIA

SHEET C-5 OF C-8

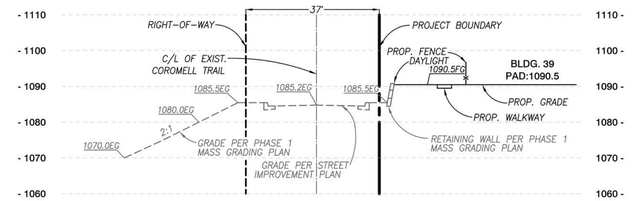
WO # 2591-0015

R:\1846\&Pln\Altair Cn Lots 2 & 3 Sht C-5.dwg[]Jul-06-2026:15:05



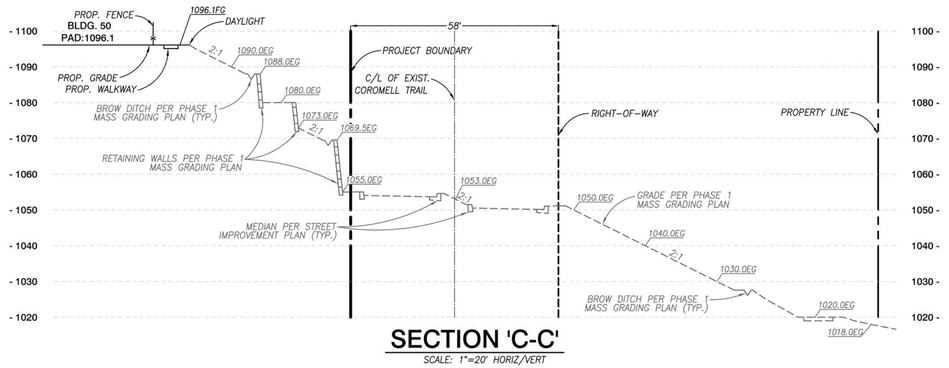
SECTION 'A-A'

SCALE: 1"=20' HORIZ/VERT



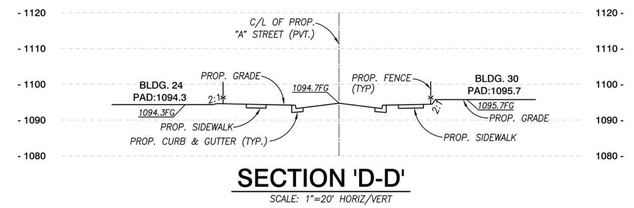
SECTION 'B-B'

SCALE: 1"=20' HORIZ/VERT



SECTION 'C-C'

SCALE: 1"=20' HORIZ/VERT



SECTION 'D-D'

SCALE: 1"=20' HORIZ/VERT

SITE SECTIONS

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500· FX(858)558-1414

MINOR MODIFICATION

VILLAGE Cn LOTS 2 & 3

ALTAIR

CITY OF TEMECULA, CALIFORNIA

SHEET C-6 OF C-8

WO # 2591-0015

SEE SHEET C8

PROJECT BOUNDARY

"A" STREET (PVT.)

PVT. DRIVE "A"

PVT. DRIVE "B"

PVT. DRIVE "C"

PVT. DRIVE "D"

PVT. DRIVE "E"

PVT. DRIVE "F"

PVT. DRIVE "G"

PVT. DRIVE "H"

COROMELL TRAIL (PRIVATE)

ALTAIR VISTA (PRIVATE)

BLDG #1 DUPLEX PAD=1094.0

BLDG #2 DUPLEX PAD=1093.5

BLDG #3 DUPLEX PAD=1093.8

BLDG #4 DUPLEX PAD=1093.4

BLDG #5 DUPLEX PAD=1092.8

BLDG #6 DUPLEX PAD=1092.5

BLDG #7 SF PAD=1093.3

BLDG #8 SF PAD=1093.4

BLDG #9 DUPLEX PAD=1092.6

BLDG #10 DUPLEX PAD=1091.4

BLDG #11 SF PAD=1092.0

BLDG #12 SF PAD=1091.9

BLDG #13 DUPLEX PAD=1091.3

BLDG #14 SF PAD=1089.7

BLDG #15 DUPLEX PAD=1090.6

BLDG #16 DUPLEX PAD=1091.4

BLDG #17 SF PAD=1091.7

BLDG #18 DUPLEX PAD=1093.8

BLDG #19 DUPLEX PAD=1093.8

BLDG #20 SF PAD=1093.3

BLDG #21 DUPLEX PAD=1092.7

BLDG #22 DUPLEX PAD=1093.3

BLDG #23 DUPLEX PAD=1093.9

BLDG #24 SF PAD=1094.3

BLDG #25 DUPLEX PAD=1095.4

BLDG #35 DUPLEX PAD=1092.1

BLDG #36 DUPLEX PAD=1091.6

BLDG #37 DUPLEX PAD=1091.0

BLDG #38 DUPLEX PAD=1090.5

BLDG #39 DUPLEX PAD=1090.5

BLDG #40 DUPLEX PAD=1091.0

BLDG #41 DUPLEX PAD=1091.6

BLDG #42 DUPLEX PAD=1092.1

PAD=1124.1

85' PLAZA

PROPOSED EASEMENTS

- 4A — EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP
- 4B — 40' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP
- 4C — 56' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

EXISTING EASEMENTS

- 10A — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 18254

  PURPOSE: ROAD AND PUBLIC UTILITY
  AFFECTS: AS SHOWN ON SAID MAP

0 30 60 90
SCALE 1" = 30'

PRELIMINARY WET UTILITY PLAN

MINOR MODIFICATION

VILLAGE Cn LOTS 2 & 3

ALTAIR

CITY OF TEMECULA, CALIFORNIA

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
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SHEET C-7 OF C-8

WO # 2591-0015

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EXISTING EASEMENTS

18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 18254

PURPOSE: ROAD AND PUBLIC UTILITY
AFFECTS: AS SHOWN ON SAID MAP

26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT
PURPOSE: PUBLIC UTILITIES, ENTRY AND INCIDENTAL PURPOSES
RECORDING DATE: MAY 23, 1990
RECORDING NO: 188789 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

30 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE MUNICIPAL WATER DISTRICT LAW OF 1911, ITS SUCCESSORS AND ASSIGNS
PURPOSE: SEWER AND ACCESS AND INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 26, 2018
RECORDING NO: 2018-0383679 OF OFFICIAL RECORDS
AFFECTS: PARCEL 25

PROPOSED EASEMENTS

A EASEMENT(S) FOR PUBLIC WATER METER PER FINAL MAP

B 58' PUBLIC UTILITY & ACCESS EASEMENT PER FINAL MAP

E 60' SEWER EASEMENT PER FINAL MAP

RS 61/14
RS 63/31-32
2012-0576194 PCL A
RS 77/48
RS 130/69
RS 63/3

EX. 30' EMWD ESMT.

MAIN STREET

24" PVC SEWER FM PER D-53558

PROJECT BOUNDARY

COROMELL TRAIL (PRIVATE)

N47°48'57"W 378.04'

N43°26'21"E(R)

R=1196.00' L=26.19'

Δ=01°15'17"

R=55.00' L=71.00'

Δ=74°00'39"

N23°50'07"E 58.45'

Δ=44°40'58" R=40.00' L=31.19'

N88°54'42"E(R)

Δ=63°30'17" R=17.00' L=19.53'

N44°43'39"E 70.21'

PROJECT BOUNDARY

PVT. DRIVE "A"

PVT. DRIVE "B"

"A" STREET (PVT.)

PVT. DRIVE "F"

PVT. DRIVE "E"

PVT. DRIVE "D"

PVT. DRIVE "A"

"A" STREET (PVT.)

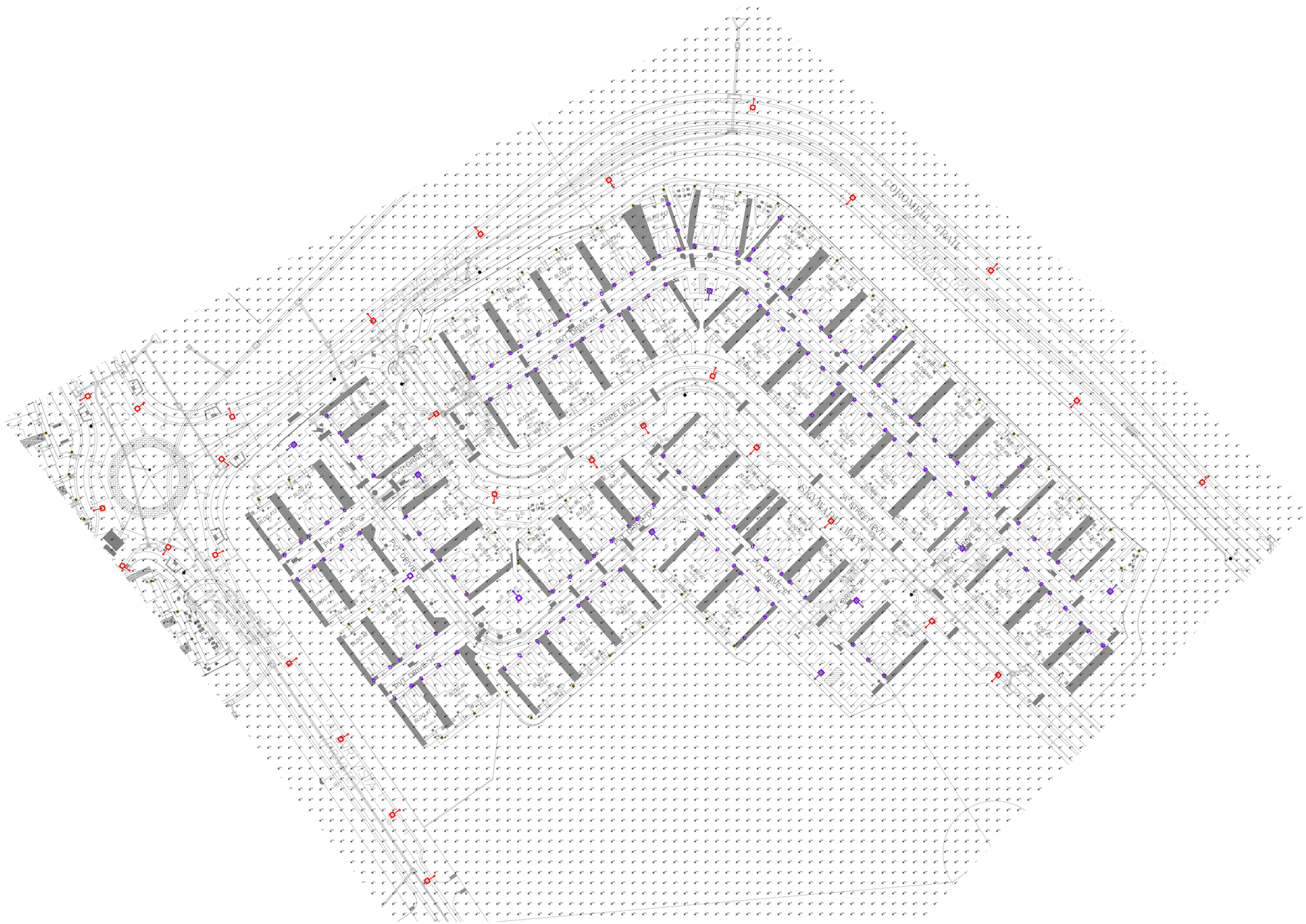
CORONELL TRAIL (PRIVATE)

PROJECT BOUNDARY

PROJECT BOUNDARY

BLDG #1 DUPLEX PAD=1094.0
BLDG #2 DUPLEX PAD=1093.5
BLDG #19 DUPLEX PAD=1093.8
BLDG #20 SF PAD=1093.3
BLDG #21 DUPLEX PAD=1092.7
BLDG #22 DUPLEX PAD=1093.3
BLDG #23 DUPLEX PAD=1093.9
BLDG #24 SF 1094.3
BLDG #25 DUPLEX PAD=1095.4
BLDG #26 SF PAD=1097.9
BLDG #27 DUPLEX PAD=1097.5
BLDG #28 DUPLEX PAD=1097.0
BLDG #29 DUPLEX PAD=1096.0
BLDG #30 DUPLEX PAD=1095.7
BLDG #31 DUPLEX PAD=1095.2
BLDG #32 DUPLEX PAD=1094.6
BLDG #33 DUPLEX PAD=1094.0
BLDG #34 SF PAD=1093.5
BLDG #35 DUPLEX PAD=1092.1
BLDG #36 DUPLEX PAD=1091.6
BLDG #37 DUPLEX PAD=1091.0
BLDG #38 DUPLEX PAD=1090.5
BLDG #39 DUPLEX PAD=1090.5
BLDG #40 DUPLEX PAD=1090.0
BLDG #41 DUPLEX PAD=1091.6
BLDG #42 DUPLEX PAD=1092.1
BLDG #43 DUPLEX PAD=1092.4
BLDG #44 DUPLEX PAD=1091.0
BLDG #45 DUPLEX PAD=1093.5
BLDG #46 DUPLEX PAD=1094.0
BLDG #47 DUPLEX PAD=1094.6
BLDG #48 DUPLEX PAD=1095.3
BLDG #49 DUPLEX PAD=1095.8
BLDG #50 DUPLEX PAD=1096.1
BLDG #51 DUPLEX PAD=1096.9
BLDG #52 SF PAD=1097.3

N45°15'21"W 317.59'
N45°15'21"W 456.19'
N45°15'21"W 103.73'
N44°44'39"E 65.28'
N44°44'39"E 30.74'
N45°15'21"W 74.13'
N45°15'21"W 141.00'
N45°15'21"W 141.00'
N45°15'21"W 141.00


PVT DRIVE "F"
PVT DRIVE "E"
PVT DRIVE "D"
PVT DRIVE "C"
PVT DRIVE "B"
PVT DRIVE "A"
"A" STREET (PVT)
"B" STREET (PVT)
"C" STREET (PVT)
"D" STREET (PVT)
"E" STREET (PVT)
"F" STREET (PVT)
COPPERHILL DRIVE
MAGNOLIA AVENUE
BRIDGEHILL
BLDG #1
BLDG #2
BLDG #3
BLDG #4
BLDG #5
BLDG #6
BLDG #7
BLDG #8
BLDG #9
BLDG #10
BLDG #11
BLDG #12
BLDG #13
BLDG #14
BLDG #15
BLDG #16
BLDG #17
BLDG #18
BLDG #19
BLDG #20
BLDG

City of Temecula
Community Development
41000 Main Street • Temecula, CA 92590
Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

VIA-ELECTRONIC SUBMITTAL
CEQAProcessing@asrclkrec.com

August 5, 2026

Supervising Legal Certification Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92501-0751

SUBJECT: Filing a Notice of Determination for application No. PA26-0160, a Modification to a previously approved Development Plan (PA23-0440) for Villages C1, C2, and C3 of the Altair Specific Plan to change from 212 attached rowhomes to 176 detached single-family and duplex units.

Dear Sir/Madam:

Enclosed is the Notice of Determination for the above referenced project. In addition, pursuant to Assembly Bill 3158 (Chapter 1706) the Applicant will pay for the County Administrative fee to enable the City to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California Code Regulations 1507. The payment of the $50.00 filing fee is under protest. It is the opinion of the City that the administrative fee has been increased in a manner inconsistent with the provisions of State Law. Under Public Resources Code Section 21152 and 14 California Code Regulations 1507, the County is entitled to receive a $25.00 filing fee.

Also, please email a stamped copy of the Notice of Determination **within five working days** after the 30-day posting to the email listed below.

If you have any questions regarding this matter, please contact Marcella Mills at (951) 240-4243 or marcella.mills@TemeculaCA.gov.

Sincerely,

Matt Peters
Director of Community Development

Attachments: Notice of Determination Form
Electronic Payment - Filing Fee Receipt

City of Temecula
Community Development
Planning Division

Notice of Determination

TO:	County Clerk and Recorders Office County of Riverside P.O. Box 751 Riverside, CA 92501-0751	**FROM:**	Planning Division City of Temecula 41000 Main Street Temecula, CA 92590

SUBJECT: Filing of a Notice of Determination in compliance with the provisions of Section 21152 of the Public Resources Code

State Clearinghouse No.: 2014111029

Project Title: Altair Village C Major Modification (PA26-0160)

Project Location: APN 940-320-016

Project Description: Major Modification Application for Village C1, C2 & C3 of the Altair Specific Plan, originally approved under PA23-0440, to change the product type from 212 attached rowhomes to 176 detached single-family dwellings and duplexes

Lead Agency: City of Temecula, County of Riverside

Contact Person: Marcella Mills **Telephone Number:** (951) 240-4243

This is to advise you that the Planning Commission for the City of Temecula has approved the above described project on August 5, 2026, and has made the following determinations regarding this project:

1. The project will not have a significant effect on the environment.
2. That the project is consistent with the EIR and is a project under a Specific Plan that was analyzed by the EIR and no further environmental review is required under CEQA Guidelines Section 15182.
3. Additional mitigation measures were not made a condition of the approval of the project, but the project will be required to adhere to the mitigation measures identified in the SEIR.
4. A Mitigation Monitoring or Reporting Program was not adopted for this project, but the project will have to comply with the Mitigation Monitoring or Reporting Program that was adopted with the EIR.
5. A Statement of Overriding Consideration was not adopted for this project, but was adopted for the EIR.
6. Findings were not made for this project pursuant to the provisions of CEQA, but were made in connection with the EIR.

This is to certify that the Environmental Impact Report and Addenda that were prepared for the Roripaugh Ranch Specific Plan, together with comments and responses is available to the General Public at the City of Temecula, 41000 Main Street, Temecula, California, 92590.

Signature: _____ Date: _____

Matt Peters, Director of Community Development

Date received for filing at the County Clerk and Recorders Office:

Notice of Public Hearing

THE CITY OF TEMECULA - 41000 Main Street- Temecula, CA 92590 – TemeculaCA.gov

A PUBLIC HEARING has been scheduled before the City of Temecula **PLANNING COMMISSION** to consider the matter described below:

Case No.: PA26-0160 **Applicant:** Brookfield Properties

Project Location: Altair Specific Plan (APN: 940-320-016)

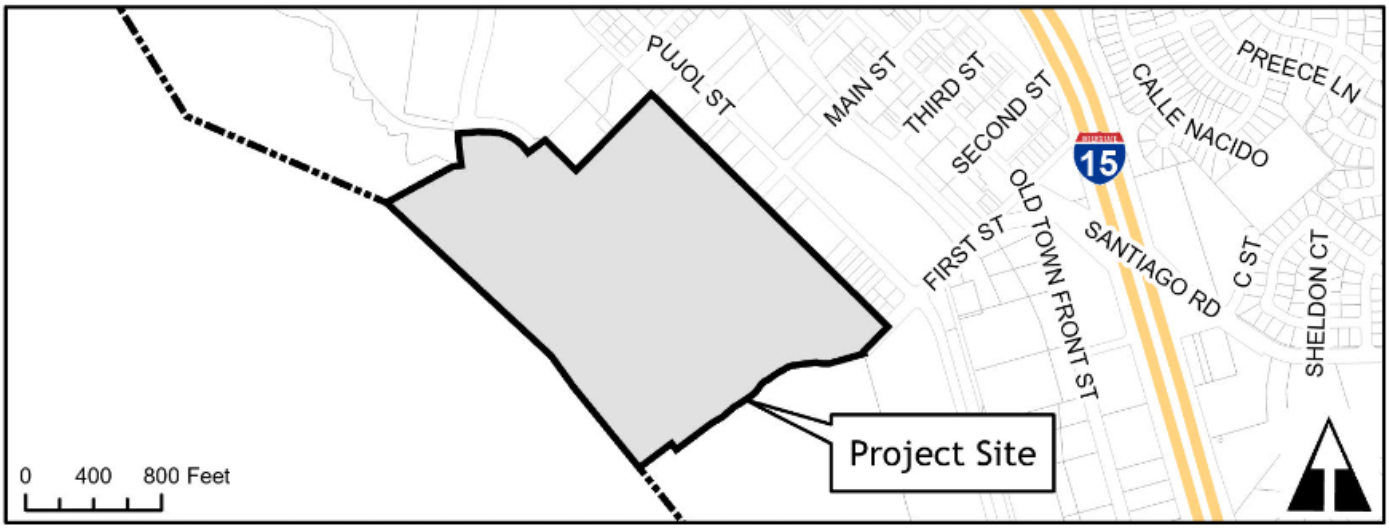
Proposal: A Modification to a previously approved Development Plan (PA23-0440) for Villages C1, C2, and C3 of the Altair Specific Plan to change from 212 attached rowhomes to 176 detached single-family and duplex units.

Environmental Action: Staff has determined that consistent with the California Environmental Quality Act (CEQA), the proposed project does not require further environmental review pursuant to CEQA Guidelines Section 15182 (Projects consistent with Specific Plan) as the proposed project implements a residential development project that was analyzed under the EIR for the Specific Plan and none of the conditions requiring further environmental review under CEQA Guidelines Section 15162 exist. The Planning Commission will be asked to consider adopting a Notice of Determination for the proposed project.

Case Planner: Marcella Mills, (951) 240-4243

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: August 5, 2026 **TIME OF HEARING:** 10:00 AM



The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – **TemeculaCA.gov** – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice. **Questions?** Please call the Community Development Department at (951) 694-6400.