

**DRAFT CONDITIONS OF APPROVAL
DEVELOPMENT PLAN**

EXHIBIT A

CITY OF TEMECULA

DRAFT CONDITIONS OF APPROVAL

Planning Application No.: PA19-0268

Project Description: A Development Plan for the Sommers Bend Private Recreation Center containing an approximately 5,615 square foot clubhouse building, 3,364 square foot multi-purpose "barn" building, and 7,543 square foot pool house building. The recreation center also contains three (3) pools, a tot lot, event lawn, spa, cabanas, two (2) fire pits, outdoor kitchen area, parking, and the option for three (3) bungalows. The project is located within Planning Area 30 of the Roripaugh Ranch Specific Plan.

Assessor's Parcel No.: 964-180-021

MSHCP Category: Exempt per DA and OM 6 Section 5.G, MSHCP (Expiration 11/25/28 per PA12-0122)

DIF Category: N/A (Private Recreation Facility)

TUMF Category: Exempt per Development Agreement Section 4.1.7.B

Quimby Category: N/A (Private Recreation Facility)

New Street In-lieu of Fee: N/A (Project not located in Uptown Temecula Specific Plan area)

Approval Date: November 6, 2019

Expiration Date: November 6, 2021

PLANNING DIVISION

Within 48 Hours of the Approval

1. Filing Notice of Exemption. The applicant/developer shall deliver to the Planning Division a cashiers check or money order made payable to the County Clerk in the amount of Fifty Dollars (\$50.00) for the County administrative fee, to enable the City to file the Notice of Exemption as provided under Public Resources Code Section 21152 and California Code of Regulations Section 15062. If within said 48-hour period the applicant/ developer has not delivered to the Planning Division the check as required above, the approval for the project granted shall be void by reason of failure of condition (Fish and Wildlife Code Section 711.4(c)).

General Requirements

2. Indemnification of the City. The applicant and owner of the real property subject to this condition shall hereby agree to indemnify, protect, hold harmless, and defend the City and its attorneys from any and all claims, actions, awards, judgments, or proceedings against the City to attack, set aside, annul, or seek monetary damages resulting, directly or indirectly, from any action in furtherance of and the approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning the Planning Application. The City shall be deemed for purposes of this condition, to include any agency or instrumentality thereof, or any of its elected or appointed officials, officers, employees, consultants, contractors, legal counsel, and agents. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves the right to take any and all action the City deems to be in the best interest of the City and its citizens in regards to such defense.
3. Expiration. This approval shall be used within three years of the approval date; otherwise, it shall become null and void. Use means the beginning of substantial construction contemplated by this approval within the three year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval, or use of a property in conformance with a Conditional Use Permit.
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.
5. Consistency with Specific Plans. This project and all subsequent projects within this site shall be consistent with Roripaugh Ranch Specific Plan (SP#11).
6. Consistency with Development Agreements. The project and all subsequent projects within this site shall be subject to Development Agreement No. 2016 0156276 recorded on April 20, 2016.
7. Compliance with EIR. The project and all subsequent projects within this site shall comply with all mitigation measures identified within EIR No. SCH# 97121030.
8. 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.
9. Signage Permits. A separate building permit shall be required for all signage.
10. 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.
11. Graffiti. All graffiti shall be removed within 24 hours on telecommunication towers, equipment, walls, or other structures.

12. 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.

Clubhouse, Barn House, Pool/Fitness

Material	Color
Roofing	Pewter Bronze Blend (Eagle 4690)
Metal Roof	Zinc Gray
Windows and Doors	Sandtone
Natural Stone	Barley
Manufactured Stone	Alpaca
Stucco	Panda White (SW 6147)
Vertical Siding	Allura
Wood Trim, Fascia, Rafter Tails	Virtual Taupe (SW 7039)
Stucco Trim	Mega Greige (SW 7031)
Metal Awning	Black Fox (SW 7020)
Porcelain Tile & Fireplace	English Gray
Bungalow Plan 2A	
Roofing	Pewter Bronze Blend (Eagle 4690)
Windows	Sandtone
Manufactured Stone	Greentea
Stucco	Ramie (SW 6156)
Vertical Siding	Allura
Fascia, Gables, Secondary Doors, Trim	Westhighland (SW 7566)
Front Door	Down Home (SW 6081)
Bungalow Plan 1B	
Roofing	Brown Range (Eagle 5689)

Windows	Sandtone
Manufactured Stone	Greypearl
Stucco	Intellectual Gray (SW 7045)
Fascia, Secondary Doors, Trim	Accessible Beige (SW 7036)
Gable Siding	Adaptive Shade (SW 7053)
Front Door	Terra Brun (SW 6048)
Bungalow Plan 2C	
Roofing	Brown Gray Range (Eagle 4687)
Windows	Sandtone
Stucco	Agreeable Gray (SW 7029)
Vertical Siding	Allura
Fascia, Gables, Secondary Doors, Trim	Foothills (SW 7514)
Front Door	Dark Clove (SW 9183)

13. Modifications or Revisions. The permittee shall obtain City approval for any modifications or revisions to the approval of this project.
14. Trash Enclosures. The trash enclosures shall be large enough to accommodate a recycling bin, as well as regular solid waste containers.
15. Trash Enclosures. Trash enclosures shall be provided to house all trash receptacles utilized on the site. These shall be clearly labeled on the site plan.
16. Covered Trash Enclosures. All trash enclosures on site shall include a solid cover and the construction plans shall include all details of the trash enclosures, including the solid cover.
17. 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.
18. 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.

Prior to Issuance of Grading Permit

19. 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.

20. 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.
21. Archaeological/Cultural Resources Grading Note. The following shall be included in the Notes Section of the Grading Plan: "If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Director of Community Development at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/ cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director."
22. Discovery of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan: "If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease, and the qualified archaeologist and the Pechanga monitor shall investigate the find, and make recommendations as to treatment."
23. Archaeological Monitoring Notes. The following shall be included in the Notes Section of the Grading Plan: "A qualified archaeological monitor will be present and will have the authority to stop and redirect grading activities, in consultation with the Pechanga Tribe and their designated monitors, to evaluate the significance of any archaeological resources discovered on the property."
24. Tribal Monitoring Notes. The following shall be included in the Notes Section of the Grading Plan: "A Pechanga Tribal monitor will be present and will have the authority to stop and redirect grading activities, in consultation with the project archaeologist and their designated monitors, to evaluate the significance of any potential resources discovered on the property."
25. Relinquishment of Cultural Resources. The following shall be included in the Notes Section of the Grading Plan: "The landowner agrees to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Pechanga Tribe for proper treatment and disposition."
26. Archaeologist Retained. Prior to beginning project construction, the Project Applicant shall retain a Riverside County qualified/City of Temecula approved archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. The archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any potential resources discovered on the property. Pechanga and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified. The archaeologist shall provide a final monitoring report at the end of all earthmoving activities to the City of Temecula, the Pechanga Tribe and the Eastern Information Center at UC, Riverside.

27. Human Remains. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in these conditions.

Prior to Issuance of Building Permit

28. Construction Landscaping and Irrigation Plans. Four (4) copies of 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.
29. 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.
30. 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."
31. 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 (ET_o) factor of 0.70 for calculating the maximum allowable water budget.
32. 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.

33. 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.
34. 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.
35. Hardscaping. The landscape plans shall include all hardscaping for equestrian trails and pedestrian trails within private common areas.
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. 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.
39. Utility Screening. All utilities shall be screened from public view. Landscape construction drawings shall show and label all utilities and provide appropriate screening. 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. 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

40. 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.

41. Performance Securities. Performance securities, in amounts to be determined by the Director of Community Development, to guarantee the maintenance of the plantings in accordance with the approved construction landscape and irrigation plan, shall be filed with the Planning Division for a period of one year from final Certificate of Occupancy. After that year, if the landscaping and irrigation system have been maintained in a condition satisfactory to the Director of Community Development, the bond shall be released upon request by the applicant.
42. Installation of Site Improvements. All site improvements, including but not limited to, parking areas and striping shall be installed.
43. Compliance with Conditions of Approval. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.

Outside Agencies

44. Flood Protection. Flood protection shall be provided in accordance with the Riverside County Flood Control Districts transmittal dated February 26, 2019, a copy of which is attached. The fee is made payable to the Riverside County Flood Control Water District by either a cashier's check or money order, prior to the issuance of a grading permit (unless deferred to a later date by the District), based upon the prevailing area drainage plan fee.
45. Compliance with Dept. of Environmental Health. The applicant shall comply with the recommendations set forth in the County of Riverside Department of Environmental Health's transmittal dated September 10, 2019, a copy of which is attached.
46. Compliance with Geotechnical. The applicant shall comply with the recommendations set forth in the Geocon West, Inc. transmittal dated May 17, 2019, a copy of which is attached.

PUBLIC WORKS DEPARTMENT

General Requirements

47. 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.
48. 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.
49. Precise Grading Permit. A precise grading permit for on site improvements (outside of public right-of-way) shall be obtained from Public Works.
50. 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.
51. 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.

52. Underlying approvals. If, in applying these conditions, there is any conflict between the requirements of (i) the project's Development Agreement, as amended to date, (ii) the Specific Plan, as amended to date, (iii) Tentative Tract Map No. 29593, and/or (iv) Tentative Tract Map No. 37368, 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. 29353
 - d. Fourth priority goes to the provisions of Tentative Tract Map No. 37368

Prior to Issuance of a Grading Permit

53. Environmental Constraint Sheet (ECS). The developer shall comply with all constraints per the recorded ECS with any underlying maps related to the subject property.
54. Southern California Edison clearance. As deemed necessary by Public Works, the developer shall provide a written clearance/easement from Southern California Edison for the the proposed easement.
55. 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
56. Erosion & Sediment Control Securities. The developer shall comply with the provisions of Chapter 24, Section 18.24.140 of the Temecula Municipal Code by posting security and entering into an agreement to guarantee the erosion & sediment control improvements.
57. 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
58. Water Quality Management Plan (WQMP) addendum. The developer shall submit an addendum to the final WQMP (prepared by a registered professional engineer) with the initial grading plan submittal. It must receive acceptance by Public Works. A copy of the final project-specific WQMP must be kept onsite at all times. Refer to the WQMP template and agreement link below: www.TemeculaCA.gov/WQMP
59. 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.

60. 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.
61. 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.
62. Gate Entrances. If gates are being proposed at project entrances, the configuration, stacking distance and turn-around ability shall be reviewed and approved by Public Works and the Fire Department.
63. 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.
64. American Disability Act. The developer shall ensure that all frontage areas to the proposed development within the public right of way are ADA compliant. Any sidewalk within the public right of way found to be non-compliant shall be the responsibility of the property owner to be removed and replaced with ADA compliant sidewalk per the Streets and Highway Code Section 5610.

Prior to Issuance of Building Permit(s)

65. Construction of Street Improvements. All street improvement plans (and the construction plans for landscaped medians) shall be approved by Public Works. The developer shall start construction of all public and/or private street improvements, as outlined below, in accordance to the Roripaugh Ranch Specific Plan 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. Sommers Bend - (Roripaugh Ranch Specific Plan Standard – 71' R/W) to installation of half-width street improvements plus twelve feet, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing, striping and utilities (including but not limited to water and sewer).
 - b. Sunscape Lane - (Roripaugh Ranch Specific Plan Modified Entry Street Standard - 64' R/W) to include dedication of full-width street right-of-way, installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing, striping and utilities (including but not limited to water and sewer).
 - c. Sunscape Lane - (Roripaugh Ranch Specific Plan Modified Local Street Private Standard – 50' R/W) to include dedication of full-width street right-of-easement, installation of full-width street improvements, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing, striping and utilities (including but not limited to water and sewer).
66. 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

67. 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) and public improvements.

68. 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.
69. 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.
70. Certifications. All necessary certifications and clearances from engineers, utility companies and public agencies shall be submitted as required by Public Works.
71. Completion of Street Improvements. Prior to the issuance of the first Certificate of Occupancy, Sommers Bend and Sunscape Lane improvements shall be complete.

BUILDING AND SAFETY DIVISION

General Requirements

72. 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.
73. Compliance with Code. All design components shall comply with applicable provisions of the 2016 edition of the California Building, Plumbing and Mechanical Codes; 2016 California Electrical Code; California Administrative Code, 2016 California Energy Codes, 2016 California Green Building Standards, California Title 24 Disabled Access Regulations, and City of Temecula Municipal Code.
74. 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.
75. 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.
76. 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.
77. Clearance from TVUSD. A receipt or clearance letter from the Temecula Valley Unified School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.

78. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
79. 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.
80. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits.
81. 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 Municipal Ordinance 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.
82. 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.
83. 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.

At Plan Review Submittal

84. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
 - a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of the Section 1207, of the 2016 edition of the California Building Code.
 - c. A precise grading plan to verify accessibility for persons with disabilities.
 - d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

85. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.

Prior to Issuance of Building Permit(s)

86. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans.

Prior to Beginning of Construction

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

FIRE PREVENTION

General Requirements

88. Fire Hydrants. The Fire Prevention Bureau is required to set minimum fire hydrant distances per CFC Appendix C. Standard fire hydrants (6" x 4" x (2) 2 ½" outlets) shall be located on fire access roads and adjacent public streets. For all Commercial and multi-family projects hydrants shall be spaced at 350 feet apart, and shall be located no more than 210 feet from any point on the street or Fire Department access road(s) frontage to a hydrant. 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 City Ordinance 15.16.020).
89. 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.
90. 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 2,500 GPM at 20-PSI residual operating pressure for a 2-hour duration. The fire flow as given above has taken into account all information as provided. (CFC Appendix B and Temecula City Ordinance 15.16.020).

Prior to Issuance of Grading Permit(s)

91. 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 City Ordinance 15.16.020).
92. 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).
93. All Weather Access Roads. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface to provide all-weather driving capabilities. Access roads shall be 60,000 lbs. GVW with a minimum of AC thickness of .25 feet. In accordance with Section 3310.1, prior to building construction, all locations where structures are to be built shall have fire apparatus access roads. (CFC Chapter 5 and City Ordinance 15.16.020).
94. Turning Radius. 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 City Ordinance 15.16.020).

Prior to Issuance of Building Permit(s)

95. Required Submittals (Fire Underground Water). The developer shall furnish three copies of the water system plans to the Fire Prevention Bureau for approval prior to installation for all private water systems pertaining to the fire service loop. 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).

96. Required Submittals (Fire Sprinkler Systems). Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval. Three sets of 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. Each building will require their own set of permits.
97. Required Submittals (Fire Alarm Systems). Fire alarm plans shall be submitted to the Fire Prevention Bureau for approval. Three sets of alarm plans must be submitted by the installing contractor to the Fire Prevention Bureau. The fire alarm system is required to have a dedicated circuit from the house panel. These plans must be submitted prior to the issuance of building permit. Each building will require their own set of permits.

Prior to Issuance of Certificate of Occupancy

98. 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 fire fighting personnel (CFC Chapter 5).
99. Hydrant Verification. Hydrant locations shall be identified by the installation of reflective markers (blue dots) (City Ordinance 15.16.020).
100. Knox Box. A "Knox-Box" shall be provided. The Knox-Box shall be installed a minimum of six feet in height and be located to the right side of the fire riser sprinkler room (CFC Chapter 5).
101. Addressing. New and existing 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. Commercial, multi-family residential and industrial buildings shall have a minimum of 12-inch numbers with suite numbers being a minimum of six inches in size. All suites shall have a minimum of 6-inch high letters and/or numbers on both the front and rear doors. 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 City Ordinance 15.16.020).
102. 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).
103. Additional Submittals (Hazardous Materials). The applicant shall submit for review and approval by the City Fire Department a Hazardous Material Inventory Statement and Fire Department Technical Report. A full hazardous materials inventory report and color coded floor plan is required for any building storing or using hazardous materials. This is required for the pool equipment rooms and products stored within them. (CFC Chapters 1 and 50 through 67 and City Ordinance 15.16.020).

POLICE DEPARTMENT

General Requirements

104. Landscape Height. The applicant shall ensure all landscaping surrounding all buildings are kept at a height of no more than three feet or below the ground floor window sills. Plants, hedges and shrubbery shall be defensible plants to deter would-be intruders from breaking into the buildings utilizing lower level windows.

105. Tree Pruning. The applicant shall ensure all trees surrounding all building rooftops be kept at a distance to deter roof accessibility by “would-be burglars.” Since trees also act as a natural ladder, the branches must be pruned to have a six-foot clearance from the buildings.
106. Berm Height. Berms shall not exceed three feet in height.
107. Parking Lot Lighting. All parking lot lighting shall be energy saving and minimized after hours of darkness and in compliance with Title 24, Part 6, of the California Code of Regulations.
108. Exterior Door Lighting. All exterior doors shall have a vandal resistant light fixture installed above the door. The doors shall be illuminated with a minimum one-foot candle illumination at ground level, evenly dispersed.
109. Exterior Building Lighting. All lighting affixed to the exterior of buildings shall be wall mounted light fixtures to provide sufficient lighting during hours of darkness.
110. Outdoor Lighting During Non-Business Hours. The applicant shall comply with the Governor’s order to address the power crisis. This order became effective March 18, 2001 calling for a substantial reduction from businesses to cut usage during non-business hours. The order, in part, states, “All California retail establishments, including, but not limited to, shopping centers, auto malls and dealerships, shall substantially reduce maximum outdoor lighting capability during non-business hours except as necessary for the health and safety of the public, employees or property.” Failure to comply with this order following a warning by law enforcement officials shall be punishable as a misdemeanor with a fine not to exceed \$1,000 in accordance with Title 24, Part 6, of the California Code of Regulations.
111. Commercial or Institutional Grade Hardware. All doors, windows, locking mechanisms, hinges, and other miscellaneous hardware shall be commercial or institution grade.
112. Graffiti Removal. Any graffiti painted or marked upon the buildings must be removed or painted over within 24 hours of being discovered. Report all such crimes to the Temecula Police 24-hour dispatch Center at (951) 696-HELP.
113. Alarm System. Upon completion of construction, the buildings shall have a monitored alarm system installed and monitored 24 hours a day by a designated private alarm company to notify the Temecula Police Department of any intrusion. All multi-tenant offices/suites/businesses located within a specific building shall have their own alarm system. This condition is not applicable if the business is opened 24/7.
114. Roof Hatches. All roof hatches shall be painted “International Orange.”
115. Rooftop Addressing. The construction plans shall indicate the application of painted rooftop addressing plotted on a nine-inch grid pattern with 45-inch tall numerals spaced nine inches apart. The numerals shall be painted with a standard nine-inch paint roller using fluorescent yellow paint applied over a contrasting background. The address shall be oriented to the street and placed as closely as possible to the edge of the building closest to the street.
116. ADA Parking. All disabled parking stalls on the premises shall be marked in accordance with Section 22511.8 of the California Vehicle Code.
117. Business Security Survey. Businesses desiring a business security survey of their location can contact the Crime Prevention and Plans Unit of the Temecula Police Department at (951) 695-2773.

118. Questions Regarding Conditions. Any questions regarding these conditions should be directed to the Temecula Police Department Crime Prevention and Plans Unit at (951) 695-2773.

JASON E. UHLEY
General Manager-Chief Engineer



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

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

224572

February 26, 2019

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

Attention: Scott Cooper

Re: PA 19-0268, APN 964-180-021
Sommers Bend Recreation Center

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

The District's review is based on the above-referenced project transmittal, received February 22, 2019. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- ☒ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- ☐ This project involves District proposed Master Drainage Plan facilities, namely _____, _____. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- ☐ This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted Murrieta Creek Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.
- ☒ This project is located within the limits of the District's Murrieta Creek (☐Murrieta Valley ☐Temecula Valley ☒ Santa Gertrudis Valley ☐Warm Springs Valley) Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid by cashier's check or money order only

Re: PA 19-0268, APN 964-180-021
Sommers Bend Recreation Center

224572

to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

- ☐ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- ☐ The District's previous comments are still valid.

GENERAL INFORMATION

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

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

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

Very truly yours,



DEBORAH DE CHAMBEAU
Engineering Project Manager

c: Riverside County Planning Department
Attn: John Hildebrand

HY:blm



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909
KEITH JONES, DIRECTOR

September 10, 2019

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

**SUBJECT: CITY OF TEMECULA – PA19-0268
SOMMERS BEND RECREATION CENTER DP
APN: 964-180-021**

Dear Mr. Cooper:

The project listed in the subject heading is proposing a Development Plan for an approximately 4,684SF clubhouse building, 3,492SF multi-purpose “barn” building, 5,862SF pool house building, and six (6) bungalows. The project is located within PA30 of the Roripaugh Specific Plan, in the City of Temecula. In accordance with the agreement between the County of Riverside, Department of Environmental Health (DEH) and the City of Temecula, DEH offers the following comments for the project(s) listed in the subject heading of this letter:

POTABLE WATER AND SANITARY SEWER

This project is proposing to receive potable water and sanitary sewer service from (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with EMWD, as well as, all other applicable agencies.

As the agency providing sewer service, EMWD shall also have the responsibility to implement any grease interceptor requirements, including sizing capacity and other structural specifications if necessary.

All existing septic systems and/or wells shall be properly removed or abandoned under permit with DEH.

ENVIRONMENTAL CLEANUP PROGRAM

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, especially in the area of the former railroad spur and turntable, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information

DISTRICT ENVIRONMENTAL SERVICES – POOL AND SPA

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

County of Riverside, Department of Environmental Health
District Environmental Services - Murrieta Office
38740 Sky Canyon Drive, Suite "A"
Murrieta CA 92563

Please contact your local DES office located in Murrieta at (951)461-0284.

INDUSTRIAL HYGIENE (IH)

This department will no longer be conducting noise evaluations and review of any future noise reports will be the responsibility of the City of Temecula.

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

Sincerely,

Kristine Kim, Supervising REHS
Department of Environmental Health



Project No. T2652-22-12
May 17, 2019

Leighton and Associates, Inc.
41715 Enterprise Circle North, Suite 103
Temecula, California 92590-5661

Attention: Mr. Simon Saiid, GE

Subject: GEOTECHNICAL THIRD-PARTY REVIEW (PA19-0268)
PROPOSED SOMMER'S BEND RECREATION CENTER
RORIPAUGH RANCH, TEMECULA, CALIFORNIA

- References:
1. *Update Geotechnical Report, Proposed Roripaugh Ranch Private Recreation Center (PA 30), Roripaugh Ranch, Temecula, California*, prepared by Leighton & Associates, Inc., Project 10967.110, dated April 17, 2019.
 2. *Geotechnical Third-Party Review, Proposed Sommer's Bend Recreational Center, Roripaugh Ranch, Temecula, California*, prepared by Geocon West, Inc., dated March 27, 2019.
 3. *Updated Geotechnical Report, Roripaugh Ranch Residential Development, Planning Areas 14-24, 27-31, and 33B, Temecula, California*, prepared by Leighton & Associates, Inc. Project 11835.002 dated June 28, 2018.
 4. *City of Temecula, Tract No. 37368 – Lot 28, Sommer's Bend Recreation Center (PA 30) Site Plan* prepared by Rick Engineering dated February 12, 2019.

Dear Mr. Saiid:

In accordance with the request of Mr. Scott Cooper with the City of Temecula, Geocon West, Inc. (Geocon) has completed a third-party review of the *Update Geotechnical Report* (Reference 1) prepared by Leighton and Associates, Inc. (Leighton). 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 County of Riverside *Technical Guidelines for the Review of Geotechnical and Geologic Reports* 2000 Edition, California Geological Survey *Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California* dated 2008, California Geological Survey *Guidelines for Evaluating the Hazard of Surface Fault Rupture, Note 49* dated 2002, and *City of Temecula Improvement Standard Drawings*.

PURPOSE AND SCOPE

The scope services performed by Geocon for this geotechnical third-party review consisted of the following:

- Review published geologic maps, referenced plans and geotechnical documents, and other literature pertaining to the site.
- Evaluation of the suitability of the referenced geotechnical document for the planned recreation facility.
- Preparation of this third-party review letter.

SITE AND PROJECT DESCRIPTION

A community recreation facility is proposed on the southwest side of Loop Road, west of Street YY within the Roripaugh Ranch planned unit development. The *Site Plan* depicts the facility consisting of a fitness center, two pools a barn, a recreational building, six bungalows and associated parking and infrastructure improvements. The site plan depicts a descending slope to the recreational area from Loop Road. The site plan does not include existing or proposed grades.

The previously provided *Updated Geotechnical Report* (Reference 3) was initially submitted as the basis for earthwork and structural design of the recreation center. Geocon reviewed the generalized document which provided geotechnical parameters for project design for several planning areas within Roripaugh Ranch based on previous geotechnical reports and investigations. Geocon issued a Third-Party Review letter on March 27, 2019 requesting a site-specific geotechnical report be prepared for the proposed recreation center. The Update Geotechnical Report dated April 17, 2019 was provided for our review by the City on May 13, 2019.

REVIEW

The *Update Geotechnical Investigation* (Reference 1) included the excavation of 10 geotechnical borings, laboratory testing and preparation of the referenced report providing geotechnical recommendations in accordance with the 2016 California Building Code (CBC).

Leighton reported encountering 2.5 to 16.5+ feet of previously placed fill. No geotechnical documentation of the fill was available for their review; however, they did not refer to it as undocumented. Leighton cited a 2012 geotechnical investigation by John R. Byerly, Inc. and their borings as evidence removals were extended to or into Pauba formational bedrock during the original grading. Leighton indicated final grades will be 4 to 6 feet higher than current grades within the site. They did not mention any proposed slopes currently or planned for the project.

Laboratory test results indicated a preliminary R-value of 17, expansion indices of 37 and 42, collapse of 0.19 to 6.77 percent, and maximum density/optimum moisture test results of 131.8 pcf maximum dry

density at 8.7 percent moisture and 127.0 pcf maximum dry density at 9.5 percent moisture. The 6.77 percent collapse occurred in a soil sample within the proposed recreation building foot print at a depth of 10 feet below existing ground.

Leighton estimated groundwater was 339 feet below ground in a well one mile from the site in 2017. They stated groundwater was not encountered to the maximum depth explored of 21.5 feet.

Leighton concluded that geologic hazards such as faulting, landslides, debris flow, and rock falls were not present on or projecting toward the site. They did not comment on the stability of the slopes between Road YY and the proposed recreation center.

Based on the recommendations in the report, Leighton anticipated that the structures will be supported on conventional shallow foundations and have concrete slab-on-grade floors. Anticipated footing loads for walls and columns were not provided.

Leighton's geotechnical conclusions and recommendations for site development include:

- Removal of the upper 2 feet of existing fill prior to placement of additional fill;
- Removal of 12 feet of previously placed fill within the recreation building to mitigate the collapse potential;
- Removal of the upper 1 foot of previously placed fill in proposed hardscape and paving improvements with proof rolling and observation provided by the geotechnical consultant for approval;
- Over excavation of 2 feet surrounding the pool if expansive soils ($El > 20$) are present within the excavation;
- Recommendations that removal bottoms be observed and approved by the geotechnical consultant during grading;
- Concluded that sulfate attack was negligible as evidenced by testing soil samples within the over-all development but recommended sulfate testing at the completion of grading;
- Recommended an 8-inch deepened edge to be constructed on flatwork adjacent to unfinished or irrigated landscaped areas if subgrade soils have an expansion index of more than 21;

Based on our review of the report Geocon has the following comments:

- The consultant should review the stability of the slopes along the perimeter of the site following development of grading plans and/or after completion of site grading and comment on the stability of the slopes.
- The consultant should be onsite to observe and approve removal bottoms during grading.
- Several recommendations are based on non-expansive soils ($El < 21$). However, expansion testing indicates site soils are expansive. The consultant should collect soil samples during

rough grading to determine if over excavation will be required for the pool and if a deepened edge will be required for flatwork.

CONCLUSIONS

Based on our review of the referenced document, it is our opinion that the referenced geotechnical report adequately addresses the project design as presented. Additional information is not required, at this time, to conform to *Riverside County Technical Guidelines for Review of Geotechnical and Geologic Reports* (2000 Edition).

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




Chet E. Robinson
GE 2890



LAB:CER:hd

Distribution: (1) Addressee

(1) City of Temecula Planning Department, Attn: Scott Cooper