

EXHIBIT A
CITY OF TEMECULA
DRAFT CONDITIONS OF APPROVAL

Planning Application No.: PA18-0661

Project Description: A Development Plan for a 321 unit single family residential community built on 27.86 acres consisting of detached homes and attached townhomes located on the southwest corner of Date Street and Ynez Road.

Assessor's Parcel No.: 916-400-034
916-400-035
916-400-036
916-400-039
916-400-060

MSHCP Category: N/A (Exempt per Development Agreement Section 4.2.1)

DIF Category: Residential (Attached & Detached)

TUMF Category: N/A (Exempt per Development Agreement Section 4.2.1)

Quimby Category: Single-Family with Attached Garage

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

Approval Date: January 6, 2021

Expiration Date: January 6, 2024

PLANNING DIVISION

Within 48 Hours of the Approval

1. Filing Notice of Determination. The applicant/developer shall deliver to the Planning Division a cashier's 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 Determination 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.

A modification made to an approved tentative map 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 tentative map 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 Harveston Specific Plan (SP 13).

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. 2002-026470 recorded on January 16, 2002 and Amendments.

8. Compliance with EIR. The Harveston Specific Plan was formally adopted in 2001 and first amended in 2003 and again in 2020 to allow for residential development on the project site. A Subsequent Environmental Impact Report (SEIR) was prepared and certified as part of this effort (EIR SCH No. 2019070974). The project and all subsequent projects within the site have been determined to be consistent with the previously adopted Harveston SEIR and shall comply with all mitigation measures identified in the Mitigation Monitoring & Reporting Program.

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. Burrowing Owl Study Submittal. A Burrowing Owl Study shall be submitted prior to plan check approval for the grading permit. The pre-construction clearance survey shall be conducted within 14 days of ground disturbance to document the continued absence of burrowing owl from the project site as well as the buffer areas. If construction is delayed or suspended for more than 30 days after the clearance survey, the project site as well as the buffer areas shall be resurveyed.
14. 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.
15. 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. See the attached color/material schemes.
16. Modifications or Revisions. The permittee shall obtain City approval for any modifications or revisions to the approval of this project.
17. Organics Enclosures. The organics enclosures shall be large enough to accommodate two organics bins.
18. Organics Enclosures. Organics enclosures shall be provided to house all trash receptacles utilized on the site. These shall be clearly labeled on the site plan.
19. Covered Organics Enclosures. All organics enclosures on site shall include a solid cover and the construction plans shall include all details of the organics enclosures, including the solid cover.
20. 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.
21. Phasing Plan. If phasing is proposed, a phasing plan shall be submitted to and approved by the Community Development Director.

22. 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.
23. Public Art Ordinance. The applicant shall comply with the requirements of the City's Public Art Ordinance as defined in Section 5.08 of the Temecula Municipal Code.
24. 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.
25. Fireplaces. Per the Mitigation Monitoring & Reporting Program no residential units shall be constructed with fireplaces or hearths.
26. Fiscal Impact Analysis Compliance. The Project is required to address impacts to the City's budget as a result of the increased costs to the City of providing public safety and other municipal services to the Project area substantially exceeding the municipal revenue generated from the Project ("City Services Deficit"). The City has received a Fiscal Impact Analysis, dated October, 2020 ("FIA"), documenting the City Services Deficit. The owners of the property within the Project, and their successors in interest, shall pay the City a minimum sum of Four Hundred and One Dollars (\$401.00) per Occupied Residential Property each year as mitigation for the City Services Deficit, with an increase in such payment each fiscal year in an amount of nine and four tenths percent (9.4%) of the previous year's payment, as such increase may be adjusted as part of the yearly assessment or special tax levy as provided in a funding mechanism that may be approved by the City. "Occupied Residential Property" means an assessor's parcel in the Specific Plan area for which a building permit for residential construction has been issued as may be further defined in the City approved funding mechanism. Twenty years after the date of the first certificate of occupancy or final inspection is issued for a home in the Project, the owners of the properties may request that the City re-evaluate the yearly payments for the City Services Deficit and prepare an updated FIA to analyze the continuing impacts of the Project to the City's budget. The cost of the updated FIA shall be paid for by the owners of the properties within the Project.

Owner and its successors to the property within the Project may fulfill this recurring financial obligation to the City through a community facilities district established by the City pursuant to the Mello Roos Community Facilities District Act of 1982, Government Code Section 53311, et seq., or other appropriated financing mechanism approved by the City; provided, however, the obligation of each owner and their successors to pay the City Services Deficit payment under this Condition remains an obligation of the owner and its successors regardless of the financing mechanism used to pay it and regardless of whether there is a financing mechanism to pay it.

Prior to Issuance of Grading Permit

27. 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.

28. 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."
29. Cultural Resources Treatment Agreement. The developer is required to enter into a Cultural Resources Treatment Agreement with the Pechanga Tribe. The agreement shall be in place prior to issuance of a grading permit. To accomplish this, the applicant should contact the Pechanga Tribe no less than 30 days and no more than 60 days prior to issuance of a grading permit. This Agreement will address the treatment and disposition of cultural resources, the designation, responsibilities, and participation of professional Pechanga Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered onsite. The Pechanga monitor's authority to stop and redirect grading will be exercised in consultation with the project archaeologist in order to evaluate the significance of any potential resources discovered on the property. Pechanga and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified.
30. 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."
31. 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."
32. 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."
33. 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."

34. Preservation of Sacred Sites. The following shall be included in the Notes Section of the Grading Plan: "All sacred sites are to be avoided and preserved."
35. Sensitivity Training. Prior to any ground disturbing activities associated with the Project, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.
36. Burrowing Owl Grading Note. The following shall be included in the Notes Section of the Grading Plan: "No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Public Works. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 14-day preconstruction survey that shall be conducted within 14 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Division approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist." If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.

37. Burrowing Owl Protocol Surveys. Prior to the start of any ground-disturbing activity, each project applicant shall conduct protocol BUOW surveys in accordance with the protocols established by CDFW in the CDEFW 2012 Staff Report on Burrowing Owl Mitigation to confirm the presence/absence of BUOW within the Project Site and the buffer area identified within the CDFW protocol. If the burrowing owl is present, protective measures, including active or passive relocation, shall be developed in consultation with CDFW to ensure compliance with the Migratory Bird Treaty Act and other applicable CDFW Code requirements and include, but are not limited to the following:

- Occupied BUOW shall not be disturbed during nesting season unless a qualified biologist verifies through non-invasive methods that either 1) the birds have not begun egg-laying or incubation or 2) that juveniles from the occupied burrows are foraging independently and are capable of an independent survival flight.
- A burrowing owl relocation plan shall be prepared that recommends methods needed to relocate the burrowing owls from the project site and provide measures that will be implemented for the maintenance, monitoring, and reporting of the relocated burrowing owls to increase chances of survivorship and better ensure compliance with CDFW guidelines. This plan shall be implemented during the non-breeding season, and prior to seasonal rains to promote the best outcome for conservation of the burrowing owl.

In addition to the above, each project applicant can choose to conduct additional BUOW surveys in advance of the prescribed pre-construction survey(s) protocol established by CDFW in order to assess the presence/absence of BUOW on the project site. Surveys conducted earlier than the prescribed pre-construction surveys per CDFW guidelines, would allow each project applicant to start early consultation with CDFW regarding BUOW relocation (assuming BUOW are present within the project site) well in advance of project construction activities. However, early surveys and consultation with CDFW does not eliminate the need to conduct a pre-construction clearance survey in accordance with CDFW guidelines. The pre-construction clearance survey shall be conducted within 14 days of ground disturbance to document the continued absence of burrowing owl from the project site as well as the buffer areas. If construction is delayed or suspended for more than 30 days after the clearance survey, the project site as well as the buffer areas shall be resurveyed.

All protective measures, including relocation, shall be reviewed and approved by the CDFW prior to the initiating any ground disturbing activities.

38. Native Sediments. If grading activities are proposed within intact native sediments on the Project Site which are anticipated to be 10 feet in depth or greater, the qualified archaeologist shall monitor ground disturbing activities. If cultural resources are discovered, the qualified archaeologist shall have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps in consultation with the City of Temecula and the Pechanga Tribe. During the course of monitoring, if the qualified archaeologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, increased, or discontinued, the archaeologist, in consultation with the Applicant and the City of Temecula may adjust the level of monitoring, as warranted.
39. Previously Graded Sediments. If grading activities occur within previously graded sediments and inadvertent discoveries of subsurface cultural resources are discovered, the construction contractor shall suspend grading within 100 feet of the find until the qualified archaeologist evaluates the find and determines the appropriate next steps in consultation with the City of Temecula and the Pechanga Tribe.

40. Qualified Paleontologist. Prior to the start of earth moving activities, each project applicant shall retain a qualified paleontologist defined as one meeting SVP standards (Society for Vertebrate Paleontology, 2010) to attend any pre-grade construction meetings to determine when and where excavations extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site Working with each project applicant and the construction crew, the qualified paleontologist shall determine a paleontological monitoring schedule.

The qualified paleontologist, or a paleontological monitor working under the direct supervision of the qualified paleontologist, shall monitor all ground-disturbing activity that are proposed to extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site. The location, duration, and timing of monitoring shall be determined by the qualified paleontologist designated for the Project in consultation with each project applicant and City and shall be based on a review of geologic maps and grading plans. During the course of monitoring, if the qualified paleontologist can demonstrate based on observations of subsurface conditions that the level of monitoring should be reduced, increased, or discontinued, the paleontologist, in consultation with each project applicant and City of Temecula may adjust the level of monitoring, as warranted.

Monitoring activities shall be documented in a Paleontological Resources Monitoring Report to be prepared by the qualified paleontologist at the completion of construction and shall be provided to the City of Temecula and filed with the Natural History Museum of Los Angeles County within six (6) months of grading completion for each individual project on the Project Site.

41. Paleontological Sensitivity Training. Prior to start of earth moving activities that are proposed to extend into intact native sediments which are anticipated to be 10 feet in depth or greater on the Project Site, the qualified paleontologist shall conduct pre-construction worker paleontological resources sensitivity training. This training shall include information on what types of paleontological resources could be encountered during excavations, what to do in case an unanticipated discovery is made by a worker, and laws protecting paleontological resources. All construction personnel shall be informed of the possibility of encountering fossils and instructed to immediately inform the construction foreman or supervisor if any bones or other potential fossils are unexpectedly unearthed in an area where a paleontological monitor is not present.
42. Discovery of Paleontological Resources. In the event of unanticipated discovery of paleontological resources when a paleontological monitor is not present, each construction contractor shall cease ground-disturbing activities within 50 feet of the find until it can be assessed by the qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery and reporting measures, if necessary, and determine if paleontological monitoring is warranted once work resumes.

43. MSHCP Pre-Construction Survey. Within three days of the start of any ground-disturbing activity during the nesting season (February 1 to August 31 for songbirds; January 15 to August 31 for raptors), a qualified biologist shall conduct a survey to determine if there are active nests within the onsite trees and vegetation. If an active nest is not found, no biological monitor is required. If active nests are detected, a minimum buffer (e.g., 300 feet for songbirds or 500 feet for raptors) around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines the nesting species have fledged and is no longer active or the nest has failed. The buffer may be modified (i.e., increased or decreased) and/or other recommendations proposed (e.g., a temporary soundwall) as determined appropriate by the qualified biologist to minimize impacts. The qualified biologist shall monitor the removal of onsite trees and vegetation. Nest buffer distance will be based on species, specific location of the nest, the intensity of construction activities, existing disturbances unrelated to the project and other factors.
44. 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.
45. Archaeologist Retained. Prior to issuance of a grading permit and prior to the start of any ground-disturbing activity, the applicant shall retain a qualified archaeologist, defined as an archeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (U.S. Department of Interior 2012) and as approved by the City of Temecula, to provide archaeological expertise in carrying out all mitigation measures related to archeological resources

46. Inadvertent Discoveries and Subsurface Cultural Resources. If inadvertent discoveries of subsurface cultural resources are discovered either within the intact native sediments or previously graded sediments, grading activities shall be suspended within 100 feet of the find and the Project Applicant, the qualified archaeologist, and the Pechanga Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources.
- Pursuant to PRC Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources.
 - If preservation in place is not feasible, the Project Applicant and Pechanga Tribe shall discuss reburial of the resources on the Project property, in perpetuity. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.
 - If the Project Applicant and the Pechanga Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director will make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and will take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director will be appealable to the City Planning Commission and/or City of Temecula City Council.
 - Any newly discovered cultural resources shall be subject to a cultural resources evaluation pursuant to state law prior to restarting grading within 100 feet of the discovered resources. The cultural resources evaluation of the newly discovered cultural resources shall be detailed in a Cultural Resources Treatment Plan ("Plan"). Furthermore, after ground disturbing activities are completed, the archeologist shall prepare a monitoring report (consistent with the County of Riverside Phase IV monitoring report requirements) and submit the monitoring report to the City of Temecula and the Pechanga Tribe.

Prior to Issuance of Building Permit

47. 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.
48. 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.

49. 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.
50. 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.
51. 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."
52. Water Usage Calculations. The Landscaping and Irrigation Plans shall include water usage calculations per Chapter 17.32 of the Development Code (Water Efficient Ordinance) identifying 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.
53. 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.
54. 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.

55. 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.
56. Hardscaping. The landscape plans shall include all hardscaping for pedestrian trails within private common areas.
57. Wall and Fence Plans. Wall and fence plans shall be consistent with the Conceptual Landscape Plans showing the height, location and the following materials for all walls and fences:
- a. Decorative block for the perimeter of the project adjacent to a public right-of-way equal to 66 feet or longer and the side yards for corner lots.
 - b. Wrought iron fencing around the pool area and dog park.
 - c. Vinyl fencing shall be used for all side and rear yard fencing of the single family detached lots and 2-story townhomes.
 - d. Burnished block wall for all patio walls of the 3-story townhomes
58. Precise Grading Plans. Precise Grading Plans shall be consistent with the approved rough grading plans including all structural setback measurements.
59. 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.
60. 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 and irrigated for dust and soil erosion control.
61. 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.
62. 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.
63. 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.

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

64. Screening of Loading Areas. The applicant shall be required to screen all loading areas and roof mounted mechanical equipment from view of the all residences and public right-of-ways. If upon final inspection it is determined that any mechanical equipment, roof equipment or backs of building parapet walls are visible from any portion of the public right-of-way adjacent to the project site, the developer shall provide screening by constructing a sloping tile covered mansard roof element or other screening reviewed and approved by the Director of Community Development.
65. 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.
66. 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.
67. Installation of Site Improvements. All site improvements, including but not limited to, parking areas and striping shall be installed.
68. Compliance with Conditions of Approval. All of the foregoing conditions shall be complied with prior to occupancy or any use allowed by this permit.
69. Front Yard and Slope Landscaping. Front yard and slope landscaping within individual lots shall be completed for inspection.
70. Private Common Area Landscaping. Private common area landscaping shall be completed.
71. HOA Landscaping. HOA landscaping shall be completed for inspection for those lots adjacent to HOA landscaped area.
72. Community-Wide Public Benefit. The applicant shall provide a cash payment in the amount of \$750,000.00 to the City of Temecula prior to the first certificate of occupancy. This payment will fulfill the requirements of the Growth Management Plan for the proposed project.
73. Organics Enclosure Signage. The applicant shall provide details of the signage placed on the centralized community organics enclosures that details the rules and restrictions of the enclosures.

Prior to Recordation of the Final Map

74. Quimby Requirements. The developer shall satisfy the City's parkland dedication (Quimby) requirement through the payment of in-lieu fees equivalent to (3.61) acres of parkland, based upon the City's then current land evaluation. Said requirement includes a (15.91%) credit for private recreational opportunities provided.

Outside Agencies

75. Flood Protection. Flood protection shall be provided in accordance with the Riverside County Flood Control Districts transmittal dated June 4, 2018, 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.
76. 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 December 6, 2019, a copy of which is attached.
77. Compliance with EMWD. The applicant shall comply with the recommendations set forth in the Eastern Municipal Water District's transmittal dated June 4, 2018, a copy of which is attached.
78. Compliance with Geotechnical. The applicant shall comply with the recommendations set forth in the Leighton and Associates, Inc transmittal dated October 23, 2018, a copy of which is attached.

PUBLIC WORKS DEPARTMENT

General Requirements

79. 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.
80. 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.
81. Precise Grading Permit. A precise grading permit for on site improvements (outside of public right-of-way) shall be obtained from Public Works.
82. 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.
83. Encroachment Permits. Prior to commencement of any applicable construction, encroachment permit(s) are required; and shall be obtained:
 - a. from Public Works for public offsite improvements;
 - b. from Riverside County Flood Control & Water Conservation District (RCFC&WCD) if encroaching within their right-of-way.
84. 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.
85. Right-of-Way Dedications. All easements and/or right-of-way dedications shall be offered to the public or other appropriate agency and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by Public Works.
86. 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.

87. 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.
88. Vehicular/Traffic Movement Restrictions. The developer shall comply with the following vehicular movements restrictions:
 - a. The future access onto Ynez Road from the project's entry shall be restricted to a right-in/right-out/left-in movement.
 - b. The future access onto Date Street from Temecula Center Drive shall be restricted to a right-in/right-out/left-in movement.
89. Private Drainage Facilities. All onsite drainage and water quality facilities shall be privately maintained.

Prior to Issuance of a Grading Permit

90. Environmental Constraint Sheet (ECS). The developer shall comply with all constraints per the recorded ECS with any underlying maps related to the subject property.
91. Required Clearances. As deemed necessary by Public Works, the developer shall receive written clearances/permits from applicable agencies.
92. 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
93. 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.
94. 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

95. 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.
96. 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.
97. RCFC&WCD Approval. A copy of the grading and improvement plans, along with supporting hydrologic and hydraulic calculations, shall be submitted to the Riverside County Flood Control and Water Conservation District for approval.
98. 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.
99. Drainage Study. A drainage study shall be prepared by a registered civil engineer and submitted to Public Works with the initial grading plan check in accordance with City, Riverside County and engineering standards. The study shall identify storm water runoff quantities (to mitigate the 10 and 100-year storm event for 24 hour storm duration peak flow) from the development of this site and upstream of the site. It shall identify all existing or proposed offsite or onsite, public or private, drainage facilities intended to discharge this runoff. Runoff shall be conveyed to an adequate outfall capable of receiving the storm water runoff without damage to public or private property. The study shall include a capacity analysis verifying the adequacy of all facilities. Any upgrading or upsizing of drainage facilities necessary to convey the storm water runoff shall be provided as part of development of this project.
100. 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.
101. Geological Report. The developer shall complete any outstanding County geologist's requirements, recommendations and/or proposed Conditions of Approval as identified during entitlement.
102. 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.

103. Ingress/Egress Easement. The developer shall obtain an easement for ingress and egress over adjacent properties. The easement information shall be noted on the approved grading plan.
104. 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.
105. Habitat Conservation Fee. The developer shall comply with the provisions of Chapter 8.24 of the Temecula Municipal Code (Habitat Conservation) by paying the appropriate fee set forth in the ordinance or by providing documented evidence that the fees have already been paid.
106. 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.
107. Traffic Signal Plans. The developer shall submit traffic signal plans for review and approval for the traffic signal at the intersection of Ynez Road and Waverly Lane/Temecula Center Drive to include signal interconnect with the signal at the intersection of Ynez Road and Equity Drive. The plans shall be prepared by a registered civil engineer and conform to the latest edition of the Caltrans Standard Plans and Specifications.

Prior to Issuance of Encroachment Permit(s)

108. 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.
109. 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.
110. Improvement Plans. All improvement plans (including but not limited to street, storm drain, traffic) shall be reviewed and approved by Public Works.
111. 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)

112. Final Map. Tract Map No. 37509 shall be approved and recorded.
113. Traffic Signal Installation. Prior to issuance of the FIRST building permit, the traffic signal at the intersection of Ynez Road and Waverly Lane/Temecula Center Drive shall be operational.

114. Construction of Street Improvements. All street improvement plans 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 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. Date Street from Ynez Road to Temecula Center Drive (Urban Arterial (8 lanes divided) Standard No. 100B – 134' (min) R/W) to include installation of paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping, utilities (including but not limited to water and sewer) and raised landscaped median.
 - b. Ynez Road (Principal Arterial (6 lanes divided) Standard No. 100 – 110' R/W) to include installation of paving, curb and gutter, signing and striping, utilities (including but not limited to water and sewer) and raised landscaped median modification.
 - c. Temecula Center Drive (Private Street) from Ynez Road to Date Street (Standard No. 103A – 66'- 78' R/E) to include dedication of half-width street right-of-way plus twelve feet, installation of half-width street improvements plus twelve feet, paving, curb and gutter, sidewalk, streetlights, drainage facilities, signing and striping and utilities (including but not limited to water and sewer).
 - d. Streets B, C, D and E (Private Street – 60' R/E) to include dedication of full-width street, 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).
 - e. Street A (Private Street – 58' R/E) to include dedication of full-width street, 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).
115. Undergrounding Wires. All existing and proposed electrical and telecommunication lines, except electrical lines rated 34KV or greater, shall be installed underground per Title 15, Chapter 15.04 of the Temecula Municipal Code and utility provider's standards. The developer is responsible for any associated costs, for making arrangements with each utility agency and for obtaining the necessary easements
116. Street Lights. a. Street Light Plan – Street lighting shall be designed in accordance with the latest City Standards and Specifications for LS-3 street light rates, and as determined by the City Engineer.
- b. Onsite and Offsite Street Lights Ownership and Maintenance – All proposed public and private street lights shall be designed in accordance with City approved standards and specifications, or as determined and approved by the City Engineer. The City shall have ownership and maintenance of all proposed public street lights and associated appurtenances, and shall be provided with adequate service points for power. The design shall be incorporated in the project's street improvement plans or in a separate street light plan as determined and approved by the City Engineer.
 - c. Streetlight Design as LS-3 Rate Lights – All new streetlights, other than traffic signal safety lights, shall be designed as LS-3 rate lights in accordance with approved City standards and specifications, and as determined by the City Engineer.
 - d. Street Light Service Point Addressing – The developer shall coordinate with the PW Department and with Southern California Edison the assignment of addresses to required street light service points. Service points serving public streetlights shall be owned by the City and shall be located within public's right of way or within duly dedicated public easements.
117. 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

118. 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.
119. 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.
120. 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.
121. Certifications. All necessary certifications and clearances from engineers, utility companies and public agencies shall be submitted as required by Public Works.
122. Street improvements. Prior to issuance of the FIRST Certificate of Occupancy, the street improvements on the following streets shall be completed:
 - a. Ynez Road
 - b. Date Street
 - c. Temecula Center Drive.

BUILDING AND SAFETY DIVISION

General Requirements

123. 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.
124. Compliance with Code. All design components shall comply with applicable provisions of the 2019 edition of the California Building, Plumbing and Mechanical Codes; 2019 California Electrical Code; California Administrative Code, 2019 California Energy Codes, 2019 California Green Building Standards, California Title 24 Disabled Access Regulations, and City of Temecula Municipal Code.
125. 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.
126. 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.

127. 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.
128. 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.
129. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
130. 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.
131. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits.
132. 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.
133. 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.
134. 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.
135. 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)"

-Single car garages shall note, "10' x 20' clear with no obstructions (including stem walls)"

At Plan Review Submittal

136. 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)

137. 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)

138. 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

139. 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

140. 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 this project 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 fire hydrant and sprinkler line will be its own dedicated fire line and not share with the domestic line. The upgrade of existing fire hydrants may be required (CFC Appendix C and Temecula City Ordinance 15.16.020).
141. Fire Hydrant Clearance. As required by the California Fire Code, when any portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (CFC Chapter 5).
142. 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.
143. 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 2,500GPM 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)

144. 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. There shall be no obstructions within the 24-feet of clear width. No parking, no trash bins, absolutely no obstructions. (CFC Chapter 5 and City Ordinance 15.16.020).
145. Two Point Access. This development shall maintain two points of access, via all-weather surface roads, cement or asphalt, as approved by the Fire Prevention Bureau (CFC Chapter 5).
146. Turning Radius (Cul de sac). Minimum turning radius on any cul-de-sac shall be 45 feet for Multi-Family dwelling tracts and 37 feet for single family dwellings (CFC Chapter 5 along with Temecula City Ordinance 15.16.020).
147. All Weather Access Roads. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface to provide all-weather driving capabilities. Access roads shall be 80,000 lbs. GVW with a minimum of AC thickness of .25 feet. In accordance with Section 3310.1, prior to building construction, all locations where structures are to be built shall have fire apparatus access roads. (CFC Chapter 5 and City Ordinance 15.16.020).
148. Gradient of Access Roads. The gradient for fire apparatus access roads shall not exceed 15 percent (CFC Chapter 5 and City Ordinance 15.16.020).
149. 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)

150. 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. The fire service line will feed the on-site fire hydrants and the fire sprinkler lines for all the homes. It will not share with any other equipment. (CFC Chapter 33 and Chapter 5).
151. Required Submittals (Fire Sprinkler Systems). Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval. Three sets of sprinkler plans for each home must be submitted by the installing contractor to the Fire Prevention Bureau. These plans must be submitted prior to the issuance of building permit. A set of plans will be required for each single family dwelling home (not model type) along with hydraulic calculations. The town homes are being constructed as a R3 Occupancy, per CRC Section 302.2 and will also comply with Section 313.3 of the CRC for sprinkler requirements. A NFPA 13D residential sprinkler system is allowed for this R3 Occupancy and the owners are choosing to utilize this option. Each single family home (R3 Occupancy) within the 6-plexes and 4-plexes will have their own dedicated fire sprinkler system and permits will be required for each individual home. The fire sprinkler riser will be located in each of the garages and be accessible to the fire department. Each home will have their own bell placed on the front of their home for notification purposes. Each garage will have their own dedicated fire sprinkler spare head box.

152. Required Submittals (Fire Alarm Systems). Fire alarm plans are not required for this project. Since all the homes are being built as a R3 occupancy, each home is considered a single family dwelling. This also applies to all the townhomes. If the construction type changes then a fire alarm system will be required for monitoring the fire sprinkler system for each building and a dedicated fire monitoring room with exterior access will be required.

Prior to Issuance of Certificate of Occupancy

153. Address Directory (Multi-Family). A directory display monument sign shall be required for apartment, condominium, townhouse or mobile home parks. Each complex shall have an illuminated diagrammatic layout of the complex which indicates the name of the complex, all streets, building identification, unit numbers, and fire hydrant locations within the complex. Location of the sign and design specifications shall be submitted to and be approved by the Fire Prevention Bureau prior to installation.
154. 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).
155. Hydrant Verification. Hydrant locations shall be identified by the installation of reflective markers (blue dots) (City Ordinance 15.16.020).
156. 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 electrical room for each building. (CFC Chapter 5).
157. 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. Residential buildings shall have a minimum of 12-inch numbers with individual numbers being a minimum of six inches in size. 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).
158. 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).
159. File Format Requirements. A simple plot plan and a simple floor plan, each as an electronic file of the .DWG format, must be submitted to the Fire Prevention Bureau. Contact Fire Prevention for approval of alternative file formats which may be acceptable

POLICE DEPARTMENT

General Requirements

160. 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.
161. 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.
162. Berm Height. Berms shall not exceed three feet in height.

163. 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.
164. 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.
165. 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.
166. 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.
167. Crime Prevention through Environmental Design. Crime prevention through environmental design as developed by the National Crime Prevention Institute (NCPI) supports the concept that "the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." The nine primary strategies that support this concept are included as conditions below: a. Provide clear border definition of controlled space. Examples of border definition may include fences, shrubbery or signs in exterior areas. Within a building, the arrangement of furniture and color definition can serve as a means of identifying controlled space. b. Provide clearly marked transitional zones. Persons need to be able to identify when they are moving from public to semi-public to private space. c. Gathering or congregating areas to be located or designated in locations where there is good surveillance and access control. d. Place safe activities in unsafe locations. Safe activities attract normal users to a location and subsequently render the location less attractive to abnormal users due to observation and possible intervention. e. Place unsafe activities in safe locations. Placing unsafe activities in areas of natural surveillance or controlled access will help overcome risk and make the users of the areas feel safer. f. Redesign the use of space to provide natural barriers. Separate activities that may conflict with each other (outdoor basketball court and children's play area, for example) by distance, natural terrain or other functions to avoid such conflict. g. Improve scheduling of space. The timing in the use of space can reduce the risk for normal users and cause abnormal users to be of greater risk of surveillance and intervention. h. Redesign space to increase the perception of natural surveillance. Abnormal users need to be aware of the risk of detection and possible intervention. Windows and clear lines-of-sight serve to provide such a perception of surveillance. i. Overcome distance and isolation. This strategy may be accomplished through improved communications (portable two-way radios, for example) and design efficiencies, such as the location of restrooms in a public building.
168. 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



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RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

June 4, 2018

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

Attention: Scott Cooper

Ladies and Gentlemen:

Re: PA 18-0661, PA 18-0660 and PA 18-0659
(Harveston II)

The District does not usually review land divisions/land use cases or provide State Division of Real Estate letters/flood hazard reports for projects that are located within incorporated cities. Exceptions are made for cases with 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).

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 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 upon written request from 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/Santa Gertrudis Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid for by cashier's check or money order written out only to the Flood Control District or City prior to issuance of building or grading permits, whichever comes first. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

GENERAL INFORMATION

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

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

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

Phini

for

MIKE WONG
Engineering Project Manager

c: Riverside County Planning Department
Attn: John Hildebrand

EO:mcv
P8/221296



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

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

December 6, 2019

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

SUBJECT: CITY OF TEMECULA – HARVESTON SPECIFIC PLAN

Dear Mr. Cooper:

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):

- **PA18-0659** – A General Plan Amendment to amend the underling General Plan Land Use designations for Planning Area 12 of the Harveston Specific Plan. Department of Environmental Health (DEH) has no objections as long as the proposal utilizes water and sanitary sewer service from an appropriate purveyor(s) and specific project development is sent to DEH for review.
- **PA18-0660** – A specific Plan Amendment to the Harveston Specific Plan for residential overlay within Area 12. Department of Environmental Health (DEH) has no objections as long as the proposal utilizes water and sanitary sewer service from an appropriate purveyor(s) and specific project development is sent to DEH for review.
- **PA18-0661** – Development plan for 324 unit single family community built on 27.86 acres consisting of detached homes, townhomes and duplexes. See the following headings for additional comments.
- **PA18-0662** – A Tentative Tract Map (37509) to allow for the creation of 215 lots for residential development. See the following headings for additional comments.

POTABLE WATER AND SANITARY SEWER

These project(s) are indicating that all lots developed under this specific plan are proposing to receive potable water from Rancho California Water District (RCWD) 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

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

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

**Note: Comments for ECP are only applicable for PA18-0661 and PA18-0662. Specific development of PA18-0659 and PA18-0660 have yet to be evaluated by this program since their Assessor's Parcel Numbers were not included in the Phase I Environmental Assessment (ESA) report conducted by Group Delta dated October 11, 2017.*

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 pool/spa 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

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



June 4, 2018

Mr. Scott Cooper
City of Temecula
41000 Main Street
Temecula, Ca 92590

Subject: Case No.: PA 18-0661, "Harveston II"

APN: 916-400-035

Location: Southwest corner of Date Street & Ynez Rd

Project Description: A Development Plan for a 325 unit single family community built on 27.86 acres consisting of detached homes, townhomes & duplexes. Project includes a pool area, tot lot with children's play area, raised gardens, citrus grove, and barbeque area and Dog Park.

Dear Mr. Cooper:

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

The project may require on-site and offsite facilities, such as sewer pipelines and other possible improvements yet to be identified in the POS evaluation as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

On March 28, 2018, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number WS2018-294.

To date, EMWD has not received a Work Order deposit to develop the POS, to identify on-site and offsite facilities required to serve this project. The project sponsor is encouraged to develop a Plan of Service with EMWD to help define the requested facilities to adequately serve this project.

Board of Directors
Randy A. Record, President David J. Slawson, Vice President Joseph J. Kuebler, CPA, Treasurer Philip E. Pauls Ronald W. Sullivan

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177 emwd.org

Mr. Scott Cooper
June 4, 2018
Page 2

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,



Maroun El-Hage, MPA, MS, PE
Senior Civil Engineer
New Business Department
Eastern Municipal Water District

MEH:vps

Attachment



Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

October 23, 2018
Project No. 11760.010

City of Temecula, Planning Department
4100 Main Street
Temecula, CA 92590

Attention: Mr. Scott Cooper, Associate Planner

**Subject: Geotechnical Peer Review #2
Proposed Harveston Development (PA18-0661)
Northwest of Ynez road and Date Street, Temecula, California**

Reference: Geotechnical Investigation for Harveston II, Temecula Site, by Group Delta, dated September 4, 2018 PN: IR-683A.

Geotechnical Peer Review, Proposed Harveston Development (PA18-0661), Northwest of Ynez Road and Date Street, Temecula California, by Leighton Consulting Inc., dated June 14, 2018.

In accordance with your request, we reviewed the above referenced geotechnical report prepared by Group Delta that was submitted in response to our comments dated June 14, 2018. It is our opinion that the updated version of the submitted geotechnical investigation report is generally satisfactory and substantially addresses our comments. Please note that Group Delta remains the Geotechnical Consultant of record on this project and is liable for the findings and recommendations included in their report. Group Delta should be provided the opportunity to review rough grade plans and update their recommendations, if needed. A final geotechnical report should be submitted after completion of site grading and prior to building permit issuance to confirm that the earthwork recommendations included in the geotechnical report have been properly implemented during subgrade preparation / site grading.

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

Respectfully submitted,
LEIGHTON CONSULTING, INC.

Robert F. Riha, CEG 1921
Senior Principal Geologist



Simon I. Saïd, PE, GE 2641
Principal Engineer



Distribution: (1) Addressee (PDF copy via email)

HEIRLOOM FARMS 2 STORY TOWNHOMES

TEMECULA, CA

PROJECT #19025
 CREATED 6/17/2019
 Revisions 9/24/2019
 Revisions 10/2/2019

"B" ELEVATIONS COTTAGE	SCHEME 1
STUCCO	1628
STUCCO PAINT MATCH***	SW6120 BELIEVABLE BUFF
SECONDARY STUCCO	SW9097 SOFT FAWN
FASCIA / TRIM / LAP SIDING AT GABLES	SW6103 TEA CHEST
GARAGE DOOR	SW6103 TEA CHEST
FRONT DOOR / SHUTTERS 1	SW6152 SUPERIOR BRONZE
FRONT DOOR / SHUTTERS 2	SW6090 JAVA
ROOF: FLAT SLATE BEL AIR	4621 TEHACHAPI BLEND
STONE: MOUNTAIN LEDGE	DURANGO

"C" ELEVATIONS CRAFTSMAN	SCHEME 2
STUCCO	1548
STUCCO PAINT MATCH***	SW7507 STONE LION
SECONDARY STUCCO	SW7508 TAVERN TAUPE
FASCIA / TRIM / GARAGE DOOR	SW7040 SMOKEHOUSE
BOARD & BATTEN SIDING	SW6152 SUPERIOR BRONZE
LAP SIDING	SW7549 STUDIO TAUPE
FRONT DOOR 1	SW7730 FORESTWOOD
FRONT DOOR 2	SW6076 TURKISH COFFEE
ROOF: FLAT SHAKE PONDEROSA	SCP8802 NANTUCKET BLEND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE:	BORAL

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

 MLC Holdings, Inc.

Kevin L. Crook
Architect
 Inc
 PLANNING + ARCHITECTURE

HEIRLOOM FARMS 3 STORY TOWNHOMES

TEMECULA, CA

PROJECT #19025

CREATED 6/17/2019

Revisions 10/2/2019

"A" ELEVATIONS SPANISH	SCHEME 1
STUCCO	432
STUCCO PAINT MATCH***	SW7102 WHITE FLOUR
SECONDARY STUCCO	SW7506 LOGGIA
FASCIA / TRIM	SW7514 FOOTHILLS
GARAGE DOOR	SW7513 SANDERLING
FRONT DOOR / SHUTTERS 1	SW0032 NEEDLEPOINT NAVY
FRONT DOOR / SHUTTERS 2	SW7580 CARNELIAN
GABLE END DETAIL / CLAY PIPES	SW6061 TANBARK
WROUGHT IRON	SW6990 CAVIAR
ROOF: "S" TILE MALIBU	2773 WALNUT CREEK BLEND
DECO TILE	FD 193B

STUCCO: OMEGA

PAINT: SHERWIN WILLIAMS

ROOF: EAGLE

STONE: BORAL

DECO TILE: ROCK MILL

"B" ELEVATIONS COTTAGE	SCHEME 2
STUCCO	1578
STUCCO PAINT MATCH***	SW6064 RETICENCE
SECONDARY STUCCO	SW9084 COCOA WHIP
FASCIA / TRIM / LAP SIDING AT GABLES	SW6082 COBBLE BROWN
GARAGE DOOR	SW6082 COBBLE BROWN
RAILING	SW6083 SABLE
FRONT DOOR / SHUTTERS 1	SW7675 SEALSKIN
FRONT DOOR / SHUTTERS 2	SW7591 RED BARN
ROOF: FLAT SLATE BEL AIR	4671 VILLAGE BLEND
STONE: CYPRESS RIDGE	ORCHARD

MLC Holdings, Inc.

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

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HEIRLOOM FARMS CLUSTER

TEMECULA, CA

PROJECT #19025
 CREATED 6/17/2019
 Revisions 9/24/2019
 Planning Rev 1/7/2020

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	432	1621	1531
STUCCO PAINT MATCH***	SW7102 WHITE FLOUR	SW7521 DORMER BROWN	SW7683 BUFF
FASCIA / TRIM / GARAGE DOOR	SW7514 FOOTHILLS	SW6104 KAFFEE	SW9115 COWBOY BOOTS
FRONT DOOR / SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7580 CARNELIAN	SW7745 MUDDLED BASIL
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
WROUGHT IRON	SW6990 CAVIAR	SW6990 CAVIAR	SW6990 CAVIAR
ROOF: "S" TILE MALIBU	2773 WALNUT CREEK BLEND	2702 CALABAR BLEND	2636 PIEDMONT BLEND
DECORATIVE TILE	FD193 B	PD 147	FD 148

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE:	BORAL
DECORATIVE TILE	ROCK MILL

"B" ELEVATIONS COTTAGE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1628	1548	1565
STUCCO PAINT MATCH***	SW6120 BELIEVABLE BUFF	SW7507 STONE LION	SW7029 AGREEABLE GRAY
FASCIA / TRIM / GARAGE DOOR / GABLE SIDING	SW6152 SUPERIOR BRONZE	SW7040 SMOKEHOUSE	SW7026 GRIFFIN
FRONT DOOR / SHUTTERS	SW7730 FORESTWOOD	SW6076 TURKISH COFFEE	SW7075 WEB GRAY
ROOF: FLAT SLATE BEL AIR	4621 TEHACHAPI BLEND	4689 BROWN RANGE	4687 BROWN GRAY RANGE

"C" ELEVATIONS CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1588	1553	1549
STUCCO PAINT MATCH***	SW7639 ETHEREAL MOOD	SW7536 BITTERSWEET STEM	SW7535 SANDY RIDGE
FASCIA / TRIM	SW7570 EGRET WHITE	SW7028 INCREDIBLE WHITE	SW7100 ARCADE WHITE
GABLE SIDING / GARAGE DOOR	SW6146 UMBER	SW6152 SUPERIOR BRONZE	SW6103 TEA CHEST
FRONT DOOR	SW7745 MUDDLED BASIL	SW7675 SEALSKIN	SW6069 FRENCH ROAST
ROOF: FLAT SHAKE PONDEROSA	SCP8802 NANTUCKET	SCP8803 ARLINGTON BLEND	5671 VILLAGE BLEND
STONE: COUNTRY LEDGESTONE DRystack INSTALLATION	GRAND MESA	HUDSON BAY	RED ROCK

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

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MLC Holdings, Inc.
 Kevin L. Crook
Architect
 Inc
 PLANNING + ARCHITECTURE

HEIRLOOM FARMS COMMUNITY RECREATION CENTER

TEMECULA, CA

PROJECT 19025
CREATED 6/20/2019

EXTERIOR COLOR SCHEME	
SHINGLE SIDING	SW7591 RED BARN
FASCIA / TRIM / LAP SIDING AT GABLES	SW6236 GRAY'S HARBOR
DOORS	SW7006 EXTRA WHITE
TILE AT SHOWERS	KEYSTONES SUEDE GRAY D182 (2x4) BRICK JOINT MOSAIC
STONE: COUNTRY LEDGESTONE DRystack INSTALLATION	HUDSON BAY
ROOF: FLAT SHAKE PONDEROSA	SCP8805 SEATTLE BLEND

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
STONE:	CULTURED STONE by BORAL
TILE:	DALTILE

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ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

ALL EXPOSED STRUCTURAL HARDWARE TO BE PAINTED TO MATCH ADJACENT SURFACE



Kevin L. Crook
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PLANNING + ARCHITECTURE