



CITY OF MURRIETA

February 8, 2007

D.R. Horton – Western Pacific
5790 Fleet Street #210
Carlsbad, CA 92008
Attn: J.P. Villalobos

Subject: Case No. MHC 006-2155 Model Home Complex / North Oaks

Dear Mr. Villalobos:

We are pleased to inform you the above-referenced case was approved by the Planning Department, subject to the attached Conditions of Approval. If you have any questions or comments, please contact me at (951) 461-6092.

Sincerely,

Leticia Newell
Junior Planner

Attachments: Conditions of Approval

**CONDITIONS OF APPROVAL
MODEL HOME COMPLEX 006-2155
NORTH OAKS MODEL HOME COMPLEX
February 08, 2007**

PLANNING DIVISION:

1. Conditions of Approval for Tract 32475 are in effect. Conditions that are applicable to this specific development shall be complied with.
2. The model home complex shall occupy lot 16. The parking lot across the street in front of the future community recreation area shall be used for the model home complex parking.
3. The applicant shall only use the model home complex for the selling of houses within Tract 32475.
4. Exterior architectural details shown on elevations are not optional and must be included on all homes within the tract not just the ones that face a public street or entrance.
5. Flag, pennants and signs for the model home complex in Tract 32475 shall comply with the Murrieta Development Code.
6. Prior to occupancy clearance for the sales office, the developer shall post in a conspicuous place within the sales office a copy of the City's most recent General Plan/Zoning map and Specific Plan Land Use map. A copy of the map shall be obtained from the Planning Department at the Developer's cost. In the event the map is amended, the developer shall post the amended map, to be paid by the developer. The City will notify the developer if the map is amended.
7. Developers shall prepare a statement to be provided to the potential purchaser of each unit, and included in escrow for the sale thereof, indicating the General Plan and zone designations for all properties abutting the Final Tract Map boundaries, with direction to contact the City of Murrieta concerning questions regarding potential uses of undeveloped property and indicating that zoning may be subject to future change. The form of the letter shall be reviewed and approved by the City of Murrieta as a condition of the Final Map approval.
8. Fence and Walls shall be approved under a separate permit.
9. The temporary parking lot located shall be designed and constructed per City of Murrieta's Development Code.

10. The parking lot shall be re-designed and the sales office shall be converted back to a garage prior to occupancy of the Model Homes.

BUILDING AND SAFETY:

11. Obtain required permits from the City of Murrieta Building Department for garage conversion to sales office. It shall include a plot plan indicating handicap parking space, unload area and related pavement striping, symbols and signage.
12. Provide handicap accessibility exterior route of travel to bathroom facility, public right-of way and customer service area, per California State guidelines.
13. Required CA. State Title 24, Site facility Accessibility components and details, accessible entry signage, unload areas, striping and HC parking symbol, hard surface exterior routes of travel, transition components etc. shall be provided on a architectural site plan, at permit submittal.

ENGINEERING DIVISION:

14. Internal streets leading to the site shall be paved to allow access to the model homes for emergency vehicles and meet fire department requirements. North drive aisle shall be 28' as approved per the tentative map, and in accordance with Fire Dept access requirements
15. Prior to any work being performed in the public right of way, fees shall be paid and an encroachment permit shall be obtained from the Engineering Department. The applicant shall apply for an encroachment permit from the City for utility trenching, utility connection or any other encroachment onto public right-of-way. The applicant shall be responsible for the associated costs and arrangements with each public utility.
16. All construction equipment shall be properly maintained and tuned to reduce emissions.
17. All grading activities shall minimize dust through compliance with AQMD Rule 403 which requires watering during earth moving operations.
18. Prior to commencing of any grading in excess of 50 cubic yards, paving in excess of 3,000 square feet, or alteration of existing drainage patterns, the applicant shall obtain a grading permit from the Engineering Department prior to issuance of a building permit. The developer shall have an approved grading permit prior to the commencement of any clearing or grading of the site.
19. The applicant shall provide an all weather surface in the parking area.

20. The applicant shall comply with NPDES regulations; specific attention shall be directed on litter controls and sediment controls on the proposed site.
21. Provide an emergency contact number for the file.
22. Trailer, signs and landscaping shall be located so as not to interfere with sight distance from existing driveways.
23. If vehicles leaving the project site produce dirt, mud, or debris or result in the tracking of dirt, mud, or debris onto a public street, provide a mechanism to eliminate dirt, mud, or debris from reaching the street.

LANDSCAPE ARCHITECT:

See original landscape comments from DP0-004-065 dated 4-19-2005

FIRE PROTECTION

See conditions fire conditions dated 11-13-2006.

CITY OF MURRIETA
LANDSCAPE ARCHITECT'S CONDITIONS OF APPROVAL
April 19, 2005
DPO 004-065, Tract 32475, D.R. Horton, "North Oaks" Condominiums

Prior to the issuance of building permits:

1. Three copies of construction landscaping plans shall be submitted to the Planning Division and approved. A licensed Landscape Architect shall prepare the plans.
2. The above-described plans shall be in substantial conformance with the plans approved by the City Landscape Architect, City Administrative Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.
3. All landscape and irrigation plans shall be consistent with Title 16.28 of the Murrieta Municipal Code.
4. All parking lot planting areas, curbing, irrigation, and bumper overhang shall be consistent with Title 16.34.070-H. of the Murrieta Municipal Code. Parking spaces shown at less than 18 feet in length require additional dedication of landscape area for required bumper overhang. The additional landscape area will not count towards satisfying parking lot landscaping requirements.
5. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger. The City Landscape Architect will not accept plans drawn in 30 feet scale or smaller without prior approval.
6. No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures shall be identified on the grading or site plan prior to approval of the site plan. **SOME LIGHT FIXTURES MUST BE MOVED.**
7. Plant materials shall be installed from container sizes consistent with Murrieta Municipal Code, 16.28.080, Table 3-5, Minimum Required Mix of Plant Materials.
8. All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 2 years of the installation.
9. An approved concrete mow strip shall separate all turf and shrub beds.
10. All trash enclosures shall be covered with a wood arbor or other approved architectural treatment to blend with the buildings. All three sides of trash enclosure walls shall have a minimum 5 feet wide planting area (excluding curbing and walkway strip). Flowering vines shall be trained on to the walls. Trees, shrubs and ground covers shall be included.
11. Planting areas adjacent to streets shall have trees provided at no farther than 30 feet on center. Informal groupings at closer spacing are encouraged. The City Landscape Architect shall approve the street tree species. All street trees shall be installed from 24" box containers.

12. Mature specimen trees in 36-inch and 48-inch boxes shall be supplied in sufficient quantity to provide variety and emphasis at the entry driveways and other main focal areas.
13. No required canopy shade tree planting area or shrub planting bed shall be narrower than 5 feet wide without permission from the City Landscape Architect.
14. Canopy shade trees shall be located directly adjacent to uncovered parking spaces without walkways or paving between the tree and parking space. The trees shall be located no farther than 25 to 30 feet on center (depending on the canopy spread of the species) to provide the required percentage of parking spaces shaded at 15 years growth. Carport and garage areas do not require shade trees. **ADDITIONAL TREES ARE REQUIRED.**
15. Landscaping shall encompass a minimum of 20% of the total site.
16. All areas of the site not intended for a specific use and for future development or phasing, shall be landscaped with at least a temporary hydroseed mix and subgrade irrigation system as approved by the City Landscape Architect or as directed for source control by the engineering division.
17. Landscaping shall be incorporated and planned as an integral part of the overall project design around the buildings. Landscaping should not interfere with pedestrian or handicap accessibility. Pedestrian and handicap accessibility shall be designed not to interfere with landscaping required around the building.
18. All trees shall be double staked with rubber type ties nailed to the lodge pole stakes in at least two vertical locations. Trunk protection devices shall be provided to all trees located in turf grass areas.
19. A rain shut off device shall be installed connected with the irrigation controller. An "e.t." (evapo-transpiration) controller shall be designed to conserve water. Drip irrigation is required in shrub areas and detention basins. Low flow irrigation spray heads (MP Rotator, Rain Bird Rotary Nozzles, Bubblers or equal) may be used in shrub areas and are encouraged in turf grass areas.
20. The detention basin shall be designed, installed and maintained in accordance with the most current policies of the Murrieta Community Services Department (MCSD). Drought tolerant (low water usage according to WUCOLs) plant materials and MCSD approved drip irrigation shall be designed on the slopes. The bottom of the basin shall have perennial, drought tolerant plantings installed by seed or equal.
21. Planter areas adjacent to streets shall have trees provided at the rate of one for each 20 lineal feet of landscaped area.
22. Turf grass shall be limited to 50 percent in non-recreation areas, if cool season grass is designed. Warm season grass may be designed in unlimited amounts.
23. Plantings shall be hydro-zoned to a maximum .5 KC factor (low to medium water use according to WUCOLs booklet).
24. Permanent, evergreen shrubs capable of mature growth between 42 inches and 48 inches

high, at a minimum shall be designed to screen the perimeter of the project near the fence lines.

25. Additional trees are required throughout the project as approved by the City Landscape Architect.
26. No planter shall be narrower than 5 feet in actual planting area width, excluding concrete walks, curbs, fences, and utilities.
27. The planting theme shall reflect a "California Friendly" theme (plantings suited to our local climate without the requirement for substantial supplemental irrigation). **MANY PLANTS MUST BE CHANGED.**
28. All utilities shall be specifically located so not to interference with required plantings. Utilities to locate include: fire detector checks and PIV, building and landscape backflow prevention devices, gas meters, water meters, transformers, cable and telephone boxes, etc.

Prior to Construction:

1. The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. A copy of the soil fertility recommendations shall be presented prior to the meeting. No landscaping shall occur prior to the meeting.

Prior to the issuance of occupancy permits:

1. Performance securities, in the amount determined by the City to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City, shall be posted with the Planning Department. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Department prior to re-inspection for maintenance bond release.
2. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.



City of Murrieta

DATE: NOVEMBER 13, 2006
TO: CITY OF MURRIETA
ATTN: PLANNING DEPARTMENT – LETICIA NEWELL
RE: MHC 006-2155 - (04-065 DPO - Residential Development TTM 32475) (04-059)

Ladies and Gentlemen:

Fire Prevention has reviewed the plans submitted to our department. The following fire protection requirements must be provided in accordance with The City of Murrieta Ordinances and/or recognized fire protection standards.

FIRE PROTECTION

1. Proposed residential subdivisions within the SF-1, SF-2, MU-3, MF-1, and MF-2 require approved standard fire hydrants, (6" x 4" 2 ½") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hours duration at 20 PSI.
2. Applicant/Developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall conform to fire hydrant types, location and spacing, and, the system shall meet the fire flow requirements. Plans shall be signed/approved by the water company having jurisdiction and a registered engineer must provide the following certification statement:

Fire Department • 41825 Juniper Street • Murrieta, California 92562
phone: 951.304.FIRE (3473) • fax: 951.677.6799 • web: murrieta.org

CITY OF MURRIETA
PLANNING DEPARTMENT

NOVEMBER 13, 2006

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"I hereby state that the design of the water system within this project is in accordance with the requirements prescribed by the Murrieta Fire Department as to hydrant type and spacing, and will provide fire flow of 1000 GPM if sufficient water is available at the point of connection."

3. The required water system including fire hydrants shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
4. Blue dot hydrant markers are to be installed to Fire Department standards.
5. Prior to the recordation of the final map, the Applicant/Developer shall provide alternate or secondary access as approved by the City Road Department.
6. All buildings within the City of Murrieta shall have fire retardant roofing with a Class "B" minimum rating. The developer must submit documented fire rated listings; supplied by the manufacturer, to the Fire Marshal if he/she chooses to use wood shingles.

ACCESS REQUIREMENTS

7. The Applicant/Developer shall agree to make application and agreements with the Murrieta Fire Protection District, to install a strobe light monitor receiver, with Knox key switch back up, on all electrically controlled gates for vehicular access, prior to occupancy of any structure within this project.
8. Secondary/alternate access points shall meet the requirements established for public safety and shall be installed prior to construction of this project.
9. All access requirements shall be in place and approved by Fire Prevention prior to release of building permits.
10. Access will have a 56-foot turning radius capable of accommodating fire apparatus.
11. Access will be a minimum of 28 feet wide to accommodate fire apparatus.

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12. Any dead end in excess of 150' requires an approved turnaround. Contact Fire Department for details.

GENERAL CONDITIONS

13. All standards, regulations and policies established for public safety and the protection of property established in Municipal Code Title 16 and Ordinances 546 must be in compliance with the approval of all local authorities.

14. Prior to recordation of the final map, the subdivider shall submit to following documents to the City of Murrieta Planning Department and Murrieta Fire Staff for review, which documents shall be subject to the approval of those departments and the Office of the County Counsel or the Successor-in-interest:

15. A declaration of covenants, conditions and restrictions; and a sample document conveying title to the purchaser or an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.

16. Once approved by the governing agencies, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

ROAD IMPROVEMENTS - FIRE ACCESS

17. Prior to the recordation of the final map, the Applicant/Developer shall provide alternate access as approved by the City Transportation Department.

18. All road surface improvements shall be in place with all weather surfacing, acceptable to fire staff, prior to construction of any buildings within this project.

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19. Alternate access must be in place and approved by the City Transportation Department prior to the issuance of an occupancy permit for any unit/lot. This requirement shall apply whether or not the project is phased. Phasing will now be allowed to reduce access points.
20. All roads, bridges and other improvements for road and water infrastructure designed for proper access and adequate fire flows, to this project, shall be installed, tested and accepted by the governing agencies of authority having jurisdiction.

FIRE FEES REQUIRED

21. Prior to the recordation of the final map, the developer shall deposit with the Murrieta Fire Department a cash sum of per lot/unit as mitigation for fire protection impacts (As part of Development Impact Fees). Should the developer choose to defer the time of payment, he may enter into a written agreement with the District deferring said payment to the time of issuance of a building permit.

**PRIOR TO ANY BUILDING RELEASE, THE APPLICANT/ DEVELOPER SHALL
SUBMIT APPROVED WATER PLANS AND PAY ALL REQUIRED FIRE FEE'S.**

All questions regarding the meaning of the conditions shall be referred to the Fire Department Planning and Engineering staff.

Sincerely,

Dan Wilson

DAN WILSON, FIRE INSPECTOR
CITY OF MURRIETA FIRE DEPARTMENT