



# City of Temecula

41000 Main Street  
P.O. Box 9033  
Temecula, California 92589-9033  
PHONE: (951) 694-6400  
FAX: (951) 694-6477

## MODEL HOME COMPLEX

### ***Introduction***

This handout summarizes Temecula's Model Home Complex (Temporary Use Permit) application requirements. Model Home Complex requirements are specified in Sections 17.04.020 (Temporary Use Permits) and 17.32.080 (Residential Model Home Requirements) of the Development Code.

### ***What is the Purpose and Intent of a Model Home Complex request?***

The purpose of a Model Home Complex is to permit residential homebuilders the opportunity to display approved residential home products to the public.

### ***When is a Model Home Complex application necessary?***

A Model Home Complex is necessary for anyone requesting to display residential home products to the public.

### ***How do I apply for a Model Home Complex Permit?***

Call the Community Development Department, (951) 694-6400, to schedule an application submittal appointment. City staff will meet with you within 1 to 2 working days to review your application materials for completeness. The application will be deemed complete at the counter if all submittal materials and fees have been provided.

### ***What are the Criteria for Approval?***

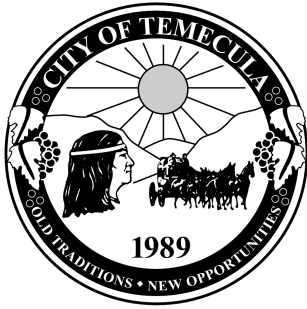
In order to approve the Model Home Complex application, the Planning Director must decide, or find that the proposed use meets the following findings:

1. The proposed temporary use is compatible with the nature, character and use of the surrounding area;
2. The temporary use will not adversely affect the adjacent uses, buildings or structures;
3. The nature of the proposed use is not detrimental to the health, safety, or welfare of the community.

Model Home Complex Permits will be approved with "Conditions of Approval". Conditions of Approval are deemed necessary to ensure that the permit will be consistent with the intent of the development code and to protect the public health, safety and general welfare.

### ***Where can I review General Plan, Design Guidelines and Development Code?***

These documents are available for review at the Planning Department and on the web at <http://www.cityoftemecula.org>



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Date Stamp

**PROJECT CLASSIFICATION**  
PA# \_\_\_\_\_  
DEV# \_\_\_\_\_  
PRJ# \_\_\_\_\_  
LDC# \_\_\_\_\_

## **MODEL HOME COMPLEX** *(Administrative)*

**PROJECT INFORMATION**  
**(INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED)**

Project Title: \_\_\_\_\_

Project Description/Use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Assessor's Parcel No(s): \_\_\_\_\_

Legal Description (Tract, lot no.) \_\_\_\_\_

Street Address(es): \_\_\_\_\_

General Location: \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION**

Total Number of Model Homes: \_\_\_\_\_

Zoning \_\_\_\_\_ General Plan \_\_\_\_\_

Gross Acreage: \_\_\_\_\_

Related Cases: \_\_\_\_\_

**APPLICANT/REPRESENTATIVE/OWNER INFORMATION**

**APPLICANT/REPRESENTATIVE** \_\_\_\_\_ **CONTACT** \_\_\_\_\_  
LAST FIRST MI.

PHONE NO. \_\_\_\_\_ FAX NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP

E-MAIL \_\_\_\_\_

I certify that all filing requirements have been satisfied for my application. I further understand that an incomplete application cannot be accepted for processing.

**Applicant's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PROPERTY OWNER** \_\_\_\_\_  
LAST FIRST MI.

PHONE NO. \_\_\_\_\_ FAX NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP

E-MAIL \_\_\_\_\_

**Owner Certification**

I certify under the penalty of the laws of the State of California that I am the property owner of the property that is the subject matter of this application and I am authorizing to and hereby do consent to the filing of this application and acknowledge that the final approval by the City of Temecula, if any, may result in restrictions, limitations and construction obligations being imposed on this real property.

**Owner/Authorized Agent Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Written authorization from the legal property owner is required. An authorized agent for the owner must attach a notarized letter of authorization from the legal property owner.**

# MODEL HOME COMPLEX APPLICATION SUBMITTAL REQUIREMENTS

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<b>Initial Submittal Requirements</b>	
Completed and Signed Application and Filing Fee	1
Site Plan (Described in Section A)	5
Model Grading Plan (Described in Section B)	5
Copy of approved Rough Grading Plan for Proposed Model Lots	1
Sales Office Floor Plan (Described in Section C)	5
Model Home Construction Landscape Plans (Described in Section D)	3
Water Budget Formula for Model Home Landscaping (Described in Section E)	3
Line Item Estimate of the Labor and Materials necessary to convert Model Home Complex to habitable space. (Described in Section F) The amount approved on the estimate will be utilized for a Model Home Conversion Bond.	3
Model Home Conversion Bond and Application (required prior to approval of the Model Home Complex application) – Consult with project planner before preparing/submitting.	1

***All Model Homes must comply with Chapter 17.32 (Water-Efficient Landscape Design) of the City of Temecula’s Development Code.***

***Construction Landscape plans will be required for areas maintained by Home Owner Association. Please contact the Planning Department to verify plan check submittal requirements and fees.***

## PLAN PREPARATION AND GUIDELINES

All plans shall be drawn on uniform sheets no less than 24" X 36" (or as approved by the Community Development Department) and shall be folded into 1/8 sections with a folded size not to exceed 8 1/2" X 11". All plans shall be clear, legible and accurately scaled. The site plan, landscape plans and grading plan should all be at the **same** scale. All plans must be consistent with each other.

## SECTION A. SITE PLAN CONTENT

Scale: Engineering scale not to exceed 1"=40'.

The following information shall be included on the plan:

- Name, address, and phone and fax number of applicant, owner, architect and/or engineer
- Graphic scale (with bar scale) and north arrow
- Vicinity map
- Date Site Plan prepared
- Existing property lines in bold and label all dimensions (metes and bounds)
- Location and dimensions of all existing and proposed easements
- Location, type and height of all street, parking and pedestrian lights
- Location and dimension of the following:

- All existing and proposed structures, including building setbacks
- All landscaping and pedestrian walkways (shaded)
- All walls and fences
- Drive aisles, loading zones and parking stalls
- Existing or proposed fire hydrants and Fire Dept. connections both onsite and within 100' of the project site

- Americans with Disabilities Act (ADA) path of travel (horizontal path of travel only)

## SECTION B. MODEL GRADING PLAN CONTENT

Scale: Engineering scale not to exceed 1"=40'.

On large scale drawings, 1"=20', or larger it will generally be desirable to include the grading of the site on the site plan in lieu of a separate drawing. For larger, more complicated sites drawn at a smaller scale (i.e., 1"=40'), a separate conceptual grading plan should be submitted. A Registered Civil Engineer shall prepare grading plans

**The following information shall be included on the plan:**

- Name, address, and phone and fax number, of applicant, owner and engineer
- Legend, north arrow, bar and graphic scale, vicinity map
- Assessor's Parcel Number(s)
- Legal description (i.e. Tract / Parcel Map and lot(s) / parcel (s))
- Metes and bounds (i.e. bearing and distance)
- Location and dimensions of existing and proposed easements
- Top of curb elevation at property line
- Locations of existing public utilities
- Drainage facilities
- Label all slopes

- Location of utility connections (i.e. sewer and water)
- Delineation of special hazard zones (i.e. FEMA floodplains, floodways, earthquake faults and liquefaction zones)
- Pad and finished floor elevations
- Americans with Disabilities Act (ADA) path of travel

### SECTION C. SALES OFFICE FLOOR PLAN CONTENTS

*Scale: The scale used on the floor plans shall be no less than 1/4" per foot. Plans must be fully dimensioned. Large projects shall be no less than 1/8" per foot with 1/4" per foot details). The Floor plans shall illustrate all proposed (and existing, if applicable) buildings and structures. The following information shall be included on the plans:*

- Proposed use for each room
- Proposed square footage for each room
- Clearly label and identify:
  - Restrooms
  - Exits
  - Doors
  - Hallways
  - Corridors
  - Patio
  - Other

### SECTION D. MODEL HOME CONSTRUCTION LANDSCAPE PLAN

Scale: Engineering scale not to exceed 1"=40'.

***The following information shall be included on the Model Home Complex Construction Landscape Plan:***

- Name, address, and phone number of applicant, architect, engineer and/or landscape architect
- Graphic scale and north arrow
- A water budget which includes
  - Estimated water use (in gallons/acre feet)
  - The area (in square feet/acres) to be irrigated.
  - Precipitation rates for each valve circuit.
- A note which indicates the following:
  - A water efficient sign will be included.
  - That all beds have 2" mulch
  - Rain switch
- Location of all proposed buildings, paved surfaces, transformer and other utility connections, walls/fences, curbs and sidewalks
- Roof outlines including eave overhang
- Location of all proposed plant material; trees, shrubs and groundcover
- A planting legend that identifies plant varieties (botanical and common names), sizes, quantities, and spacing
- Location and elevation of mounding, if proposed
- Graphically indicate all slopes, which equal or exceed 3:1
- Graphically indicate all vehicle sight lines
- Generally describe the type of irrigation system to be implemented

## **SECTION E. WATER BUDGET FORMULA**

**Chapter 17.32.080 (Residential Model Home Requirements) requires that 30% of all model homes in residential subdivisions, or at least one, whichever is more, shall be water efficient. In order to comply with this, The Water Budget Formula (Appendix A Chapter 17.32 City of Temecula's Development Code) must be completed and submitted. See pages 5-7 of this application for the appropriate format.**

## **SECTION F. LINE ITEM ESTIMATE OF THE LABOR AND MATERIALS NECESSARY TO CONVERT THE MODEL HOME COMPLEX TO HABITABLE SPACE**

Provide a Line Item Cost Estimate detailing the items that will be removed at the conclusion of the Sales period and the cost to remove and/or replace the following:

- Trap Fencing
- Sidewalks
- Driveways
- Fencing
- Landscaping
- Garage Conversion
- Other

## APPENDIX A

### WATER BUDGET FORMULA

#### Projected Landscape Irrigation Water Use Process

Process Step Number	Formula
Step 1	The evapotranspiration for Temecula is 55.4"/year.
Step 2	Identify the boundaries of planting areas with similar water requirements (hydro zones) and measure their area (sq. ft.).
Step 3	Obtain the plant coefficient (KC) for each hydro zone from Exhibit "B".
Step 4	Obtain the irrigation system distribution efficiency percentage from Table No. 1
Step 5	Obtain irrigation system operation efficiency percentage from Table No. 2
Step 6	Calculate the yearly plant water demand, in inches (Step 1 X Step 3), result in in./year.
Step 7	Calculate yearly plant water demand by volume (0.083 X Step 2 X Step 6), result in cu. ft./year.
Step 8	Calculate irrigation efficiency (Step 4 X Step 5), unit less.
Step 9	Calculate hydro zone water demand (Step 7 / Step 8), result in cu. ft./year.
Step 10	Calculate the allowable project water demand (*0.083 X **0.8 X Step 1 X total sq. ft.), results in cu. ft./year.
Step 11	<p>Compare the allowable project water demand from Step 10, to the total of all hydro zone water demands.</p> <p>If the total projected water demand is higher than 80% of total allowable project water demand, then either select plants with less water demand or utilize more efficient irrigation equipment, or both.</p>
<p>* 0.083 is a conversion factor to covert inches to feet (1 / 12 = 0.083)</p> <p>** 0.8 is a multiplier to obtain 80% of the evapotranspiration value</p>	



**PROJECTED LANDSCAPE IRRIGATION WATER USE**

<b>Hydro zone Number</b>	<b>Process Step No.</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Evapotranspiration Rate (in./yr.) = 55.0"	1				
Area of Hydro zone (sq. ft.)	2				
Plant Coefficient (KC) (Exhibit B)	3				
Irrigation System Distribution Efficiency (Table No. 1)	4				
Proposed Irrigation Operation Efficiency (Table No. 2)	5				
Yearly Plant Water Demand (Step 1 X Step 3) result in (in./yr.)	6				
Total Area Water Demand (0.083 X item 6 X item 2) result in (cu. ft.)	7				
Irrigation Efficiency (Step 4 X Step 5)	8				
Hydro zone Water Demand (cu. ft.) (Item 7 / Item 8) result in (cu. ft.)	9				
_____ cu. ft. per yr.	Allowable Project Demand (10) (0.083 X 0.8 X Step 1 X the total of all Step 2's) Total of all areas water demands.				
_____ cu. ft. per yr.					

## PROJECTED LANDSCAPE IRRIGATION WATER USE

<b>Table No. 1</b>
<b>Typical Irrigation System Distribution Efficiency for Various Type of Irrigation</b>
Insert 0.7 @ Step 4 in case of using spray heads
Insert 0.85 @ Step 4 in case of using bubbler heads
Insert 0.85 @ Step 4 in case of using rotor irrigation heads
Insert 0.9 @ Step 4 in case of using drip irrigation system

<b>Table No. 2</b>
<b>Irrigation System Operation Efficiency</b>
Insert 0.85 @ Step 5 if the system has Eto control, such as moisture sensor, central controller
Insert 0.65 @ Step 5 if the system does not have soil or weather driven controls.

<b>Table No. 3</b>	
<b>Crop Coefficient (KC) Values</b>	
Low Water Use	Category 1:KC = 0 to 0.25 (.2)
Medium Water Use	Category 2:KC = 0.25 to 0.40 (.3) Category 3:KC = 0.40 to 0.60 (.5)
High Water Use	Category 4:KC = 0.60 to 0.80 (.7) Category 5:KC = 0.80 or greater (.9)