



CITY OF MURRIETA
Planning Department
1 Town Square
Murrieta, CA 92562

Environmental Application

For Planning Department Office Use Only

Case Number: _____ Date Submitted: _____ Received by: _____

PROJECT INFORMATION

Project Title: _____

PROJECT DESCRIPTION (describe proposed project for which approval is being sought and the application being submitted. Use additional sheets and attach to this application if necessary.)

Related cases filed in conjunction with this request (Is this part of a larger project?): _____

APPLICANT/PROJECT MANAGER/OWNER INFORMATION

PLEASE INDICATE WHICH OF FOLLOWING WILL FUNCTION AS THE CONTACT PERSON FOR THIS PROCESS
(SELECT ONLY **ONE**): Applicant/Developer ☐ Project Manager ☐ Property Owner ☐

APPLICANT/DEVELOPER

Contact Name: _____ E-Mail: _____

Company Name: _____ E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____ Fax No.: () _____

PROJECT MANAGER (Representative for Developer)

Contact Name: _____ E-Mail: _____

Company Name: _____ E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____ Fax No.: () _____

PROPERTY OWNER

Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 AND DO HEREBY CONSENT TO THE FILING OF THIS APPLICATION AND ACKNOWLEDGE THAT INFORMATION PROVIDED IS TRUE AND CORRECT. I ALSO ACKNOWLEDGE THAT THE FINAL APPROVAL BY THE CITY OF MURRIETA, IF ANY, MAY RESULT IN RESTRICTIONS, LIMITATIONS AND CONSTRUCTION OBLIGATIONS BEING IMPOSED ON THIS REAL PROPERTY.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

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.

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

☐ See attached sheet(s) for other property owner's signatures.

ENVIRONMENTAL SETTING

Assessor's Parcel Number(s): _____

Property Addresses/Location: _____

Site size: _____

Existing zoning: _____

Approximate Gross Acreage/Net Acreage: _____

General location (nearby or cross streets): North of _____, South
of _____, East of _____, West of _____

Precisely describe the existing use and condition of the site: _____

Existing zoning of adjacent parcels: _____

Precisely describe existing uses adjacent to the site: _____

MSHCP Cell Site Number (if applicable): _____

Two (2) copies of an MSHCP consistency analyses and appropriate focused surveys are required if the site is in an MSHCP cell.

Describe the plant cover found on the site, including the number and type of all trees:

NOTE: EXPLAIN ANY "YES" RESPONSES IN AN ATTACHMENT.

Is the site on filled land, slopes in excess of 10% or located in a canyon? If yes, a geological and/or soils investigation is to accompany this application.

Yes ☐ No ☐ Maybe ☐

Has the site been surveyed for historical, paleontological, or archaeological resources? If yes, a copy of the survey is to accompany this application.

Yes ☐ No ☐ Maybe ☐

Does the site contain any unique natural, ecological or scenic resources?

Yes ☐ No ☐ Maybe ☐

Do any drainage swales or channels border or cross the site?

Yes ☐ No ☐ Maybe ☐

Has a traffic study been prepared? If yes, a copy of the study is to accompany this application.

Yes ☐ No ☐ Maybe ☐

Is the site in a flood plain? If "Yes", a copy of a drainage plan is to accompany this application.

Yes ☐ No ☐ Maybe ☐

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☐

If yes, indicate the type of report(s) and provide a copy: _____

PROJECT DESCRIPTION

COMPLETE THE ITEMS AS THEY PERTAIN TO YOUR PROJECT. ATTACH A COPY OF ANY PLANS SUBMITTED AS PART OF THE PROJECT APPLICATION AND ANY OTHER SUPPLEMENTAL INFORMATION WHICH WILL ASSIST IN THE REVIEW OF THE PROPOSED PROJECT PURSUANT TO CEQA.

RESIDENTIAL PROJECTS:

Number and type of dwelling units proposed: _____

Density of the proposed project (# of units per net acreage): _____

Type and size of households expected: _____

Will any multi-story units be located adjacent to a highway or freeway? _____

If yes, a noise study is to accompany this application.

COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PROJECTS:

Indicate specific type of use proposed: _____

List the gross square footage by each type of use: _____

List the gross square footage and number of floors for each building: _____

Estimate employment by shift: _____

Identify any planned outdoor activities: _____

Percentage of the project site will be covered by: Paving _____% Building _____% Landscaping _____%

ALL PROJECTS

The maximum height of structures _____

Describe the amount and type of off-street parking proposed _____

Describe how drainage will be accommodated _____

Identify any off-site construction (public or private) required to support this project _____

Preliminary grading plans estimate _____ cubic yards of cut and _____ yards of fill.

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☐

Does the project need to import or export dirt? Yes ☐ No ☐

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ Truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Give time estimated dates for the following:

- A. Rough Grading _____
- B. Final Grading _____
- C. Start Construction _____
- D. Complete Construction _____
- E. Describe any Project Phasing _____

List all other permits or public agency approvals required of this project _____

NOTE: EXPLAIN ANY "YES" RESPONSES IN ATTACHMENTS:

DURING CONSTRUCTION, WILL THE PROJECT:

- A. Emit dust, ash, smoke, fumes or odors? Yes ☐ No ☐ Maybe ☐
- B. Alter existing drainage patterns? Yes ☐ No ☐ Maybe ☐
- C. Create a substantial demand for energy or water? Yes ☐ No ☐ Maybe ☐
- D. Discharge water of poor quality? Yes ☐ No ☐ Maybe ☐
- E. Increase noise levels on site or for adjoining areas? Yes ☐ No ☐ Maybe ☐
- F. Generate abnormally large amounts of solid waste or litter? Yes ☐ No ☐ Maybe ☐
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammables or explosives? Yes ☐ No ☐ Maybe ☐
- H. Require unusually high demands for services such as police, fire, sewer, schools, water, public, recreation, etc.? Yes ☐ No ☐ Maybe ☐
- I. Displace any residential occupants? Yes ☐ No ☐ Maybe ☐

Is water service available at the project site?: Yes ☐ No ☐

If "No", how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the project site?: Yes ☐ No ☐

If "No", how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Is a reclaimed water service available at this site? Yes ☐ No ☐

If "No", how far must reclaimed water line(s) be extended to provide service (# of feet) _____

FILING INSTRUCTIONS FOR ENVIRONMENTAL APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of the application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

INITIAL SUBMITTAL:

1. One complete and signed application form.
2. The appropriate fee for the application type or types. To view the Fee Schedule, go to:
<http://www.murrieta.org/cityhall/cd/planning/apps.asp> Note: Additional fees may be assessed as a result of project review.
3. Other information including technical studies/reports such as biological surveys and delineations studies and/or a cultural resource assessment will be required as determined by the completed "Environmental Setting" section of this application.
4. One 8 ½" x 11" photocopy of a U.S. Geological Survey Quadrangle Map at a 2400 to 1 scale delineating the site's boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.) The site must be clearly identified on the map.

For easy access to U.S.G.S. maps, go to: <http://www.usgs.gov/> or <http://www.terraserver.com/?tid=151>.

5. \$60.00 processing fee payable to "UC Regents" for cultural resources review.
6. Two (2) copies of the Preliminary Title Report (must be prepared within the last 6 months).
7. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
8. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
9. One geological report or waiver thereof if the land division lies within an Alquist Priolo Earthquake Fault Zone.
10. Three (3) copies of a traffic assessment report signed by a registered Traffic Engineer report shall be submitted to the City. The report shall follow the criteria outlined by the City's Engineering Department.
11. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
12. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a location map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.

PRIOR TO SCHEDULING A PUBLIC HEARING:

1. 1 set of ALL plans reduced to 8 1/2" x 11" size.
2. Digital images of the aerial photograph, proposed map, the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF).
3. In order to facilitate mailing of public hearing notices to affected properties a complete noticing package is required. The required radius is 500 feet from the exterior boundaries of the property for which the application is filed. The Director may require additional noticing if determined necessary or desirable or to comply with the "expanded notice" requirements of the Development Code. Please Note: Property owner noticing requirements may vary based on the location of the proposed project site.
 - a. An assessor's Parcel Map(s) illustrating the required radius as measured from the exterior boundaries of the subject site, Include all parcels within the radius and all those that touch the radius line. Preferred scale of the map is 1-200 feet, 300 feet, or 400 feet.
 - b. If more than one (1) Assessor's Parcel Map is required to show all of the affected parcels then an index map must be included. The index map must show the entire area affected on ONE SHEET. The required radius boundary line must be drawn on the map and be clearly visible (Preferably in red line). Index map(s) from the Riverside County Tax Assessor's Office may be used for this purpose.
 - c. Two (2) sets of gummed or adhesive labels with the name, address and assessor's parcel number for every parcel within the required radius. These labels must be based on the latest equalized tax roll from the Riverside County Tax Assessor's Office.
 - d. Include mailing labels for the property owner, applicant, and representative.
 - e. A Signed certification letter from the person(s) preparing the list certifying that the information contained therein is accurate and is from the latest Riverside County Tax Assessor's Rolls. A sample "Public Noticing Certified Property Owner's List Affidavit" is included at the back of this application.

Information to prepare the above may be obtained from the Riverside County Tax Assessor's Office. Also, local Title Companies offer this service.
4. Additional deposit, if necessary. There shall be no outstanding fee balance prior to scheduling a hearing.

Additional copies of this application may be obtained from the Planning Department's
Web Page at <http://www.murrieta.org/cityhall/cd/planning/apps.asp>

WATER QUALITY MANAGEMENT PLAN (WQMP) INFORMATION

The San Diego Region Regional Water Quality Control Board has adopted Board Order R9-2010-0016 in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirement. This Board Order regulates the discharge of pollutants from the County's MS4, and requires the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with this Board Order, projects submitted within the City of Murrieta for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

<http://www.murrieta.org/engineering/waterqualitynpdes.asp>

To comply with the WQMP, a developer may be required to submit a "Project Specific" Final WQMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed Low Impact Development (LID) mitigation measures and Best Management Practices –(BMP's) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustain able funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP. Projects requiring Project Specific Final WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the application package. The format of the PRELIMINARY report is the same template of the Final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

Note that retention is the 1st order of treatment and infiltration is Regional Boards preference of treatment. Projects must demonstrate how infiltration can or cannot be used. Typically, this involves conducting soils testing which includes infiltration and/or percolation testing. Testing must be in conformance to the standards set in the Riverside County Flood Control Design Handbook for Low Impact Development Best Management Practices.



CHECKLIST FOR IDENTIFYING PROJECTS REQUIRING A PROJECT-SPECIFIC WQMP WITHIN THE SANTA MARGARITA REGION

Applicant Name: _____ Phone #: _____
 Project Location: _____
 Case #: _____ Tract #: _____ - APN: _____

Does the proposed project incorporate any of the following items?		YES	NO
1	Modification to Existing Development (Significant Redevelopment) - this category includes the addition, creation or replacement of 5,000 sq. ft. or more of impervious surface on an already developed site. This category includes: (a) The expansion of a building footprint or addition or replacement of a structure; (b) Replacement of impervious surface that is not part of routine maintenance activities; and Note: Where modification to existing development results in an increase of less than 50% of the impervious surface of a previously existing development, and the existing development was not subject to WQMP requirements, WQMP requirements shall apply only to the addition, and not to the entire development. Otherwise the entire development must be treated.		
2	New Development - that creates 10,000 sf or more of impervious surfaces (collectively over the entire site) including commercial, residential, and public projects, on public and private lands.		
3	Automotive Repair Shops - as a facility that is categorized in any one of the SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539		
4	One Acre Threshold - post-construction pollutant-generating new Development Projects that result in the disturbance of one acre or more of land by July 1, 2012.		
5	Restaurants - this category includes all eating and drinking establishments where the land area for development is greater than 5,000 sq. ft. Note: Restaurants with land area less than 5,000 sq. ft. shall meet modified WQMP requirements that except for structural treatment BMP and peak flow criteria.		
6	Hillside development - this category includes any developments that create more than 5,000 sq. ft. of impervious surface located in an area with known erosive soil conditions, and where the project will require grading on natural slopes of 25% or greater.		
7	Environmentally sensitive areas (ESAs) - this category includes all development located within or directly adjacent to or discharging directly to an ESA which either creates 2,500 sq. ft. of impervious surface or increases 10% or more of its naturally occurring condition. Note: "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
8	Parking lots - this category includes projects that create 5,000 sq. ft. of impervious surface for temporary parking or storage of motor vehicles. This category includes parking lots associated with any of the developments listed above.		
9	Streets, roads, highways & freeways - this category includes projects that create 5,000 sq. ft. or more of impervious surface for transportation of motor vehicles.		
10	Retail gasoline outlets (RGOs) - this category applies if either the RGO is 5,000 sq. ft or more or with a projected average daily traffic (ADT) of 100 or more vehicles per day.		

A project-specific WQMP is required if the answer to any of the above questions is "YES."

WQMP Template can be found at <http://www.murrieta.org/Public Works/Water Quality>

SUMMARY OF PROJECT-SPECIFIC WATER QUALITY MANAGEMENT PLAN (WQMP) REQUIREMENTS

Public Works Department
NPDES Program
1 Town Square
Murrieta, CA 92562

PLEASE LIST THE FOLLOWING INFORMATION

Section I. Watershed and Sub-Watershed: _____

Section II. Land-Use Category: _____

Section III. Pollutants (expected and potential): _____

Section IV. Exemption Category: ☐ A ☐ B ☐ C ☐ Not Exempt

Section V. Treatment BMP Category(ies): _____

Section VI. Part(ies) responsible for BMP maintenance: _____

Section VII. Funding source(s) for BMP maintenance: _____

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without the signed statement.

To search the hazardous waste list go to www.geotracker.swrcb.ca.gov.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (our) investigation has shown that:

- ☐ The project is not located on or near an identified hazardous waste site.
- ☐ The project is located on or near an identified hazardous waste site.
Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

