



CITY OF MURRIETA

Development Services Department

Planning Division

1 Town Square | Murrieta, CA 92562 | 951-461-6061

Application for Land Use and Development (DS-222)

Check one as appropriate:

☐

DEVELOPMENT PLAN

☐

CONDITIONAL USE PERMIT

☐

REVISED PERMIT

For Planning Office Use Only

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

PROJECT INFORMATION

PROJECT TITLE AND DESCRIPTION (Residential Projects: Include # of units/residences, total building square footage, # of buildings, # of stories, # of covered/uncovered parking spaces, etc.) (Non-Residential Projects: Include Proposed use(s), total building square footage, # of buildings, # of stories, # of parking spaces, etc.)

Project Name/Name of Center: _____

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

PROPERTY INFORMATION

Assessor's Parcel Number(s): _____

Approximate Gross Acreage/Net Acreage: _____ Current Zoning & GP Designation: _____

Property Address/Location: _____

Is Project/Site within the Multiple Species Habitat Conservation Plan (MSHCP) Area: Yes ☐ No ☐

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 ☐ Prospective Owner ☐

APPLICANT/DEVELOPER

Contact Name: _____ E-Mail: _____

Company Name: _____ E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____

PROJECT MANAGER (Representative for Developer)

Contact Name: _____ **E-Mail:** _____

Company Name: _____ **E-Mail:** _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____

PROPERTY OWNER

Name: _____ **E-Mail:** _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone 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.

PROSPECTIVE PROPERTY OWNER (If applicable)

Name: _____ **E-Mail:** _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____

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 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

If the property is owned by a Corporation, Partnership, or Limited Liability Company (“LLC”), provide documentation that the individual signing is authorized to sign on behalf of the Corporation, Partnership, or LLC.

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.

Financial Interest Disclosure Form

This portion of the Application must be fully completed and signed by the Applicant. If not, the Application will be deemed incomplete.

Pursuant to Senate Bill 1439, the Property Owner Declaration Form must be accompanied by a list that identifies all individuals and entities as defined by Government Code Section 84308 with financial investments or similar financial commitments in the project. Provide additional sheets if necessary.

1. Date this Disclosure Statement is completed: _____

2. Name of Applicant: _____

A. If Applicant is a limited liability company ("LLC"), please state:

- 1) Full name of LLC
- 2) Address of LLC
- 3) State of registration
- 4) Name and address of managing member(s)
- 5) Name and address of agent for service of process

B. If Applicant is a partnership, please state:

- 1) Full name of partnership
- 2) Address of partnership
- 3) State of registration
- 4) Name and address of general partners
- 5) Name and address of agent for service of process

C. If Applicant is a corporation, please state:

- 1) Full name of corporation
- 2) Address of corporation
- 3) State of incorporation
- 4) Name and address of officers of corporation
- 5) Name and address of shareholder with fifty percent (50%) or more of the shares of the corporation, if any
- 6) If no shareholder has fifty percent (50%) or more of the corporation's share, name, and address of controlling shareholder
- 7) Name and address of agent for service of process

3. Name of each Owner of the subject property:

Owner 1:

Owner 2:

A. If Owner is a limited liability company ("LLC"), please state:

- 1) Full name of LLC
- 2) Address of LLC
- 3) State of registration
- 4) Name and address of managing member(s)
- 5) Name and address of agent for service of process

B. If Owner is a partnership, please state:

- 1) Full name of partnership
- 2) Address of partnership
- 3) State of registration
- 4) Name and address of general partners
- 5) Name and address of agent for service of process

C. If Owner is a corporation, please state:

- 1) Full name of corporation
- 2) Address of corporation
- 3) State of incorporation
- 4) Name and address of officers of corporation
- 5) Name and address of shareholder with fifty percent (50%) or more of the shares of the corporation, if any
- 6) If no shareholder has fifty percent (50%) or more of the corporation's share, name, and address of controlling shareholder
- 7) Name and address of agent for service of process

4. If the subject property is in escrow to be conveyed to another party or is the subject of a purchase and sale agreement, state the name of each person in escrow to purchase the subject property or a party to the purchase and sale agreement ("Party in Escrow"):

A. If the Party in Escrow is a limited liability company ("LLC"), please state:

- 1) Full name of LLC
- 2) Address of LLC
- 3) State of registration
- 4) Name and address of managing member(s)
- 5) Name and address of agent for service of process

B. If Party in Escrow is a partnership, please state:

- 1) Full name of partnership
- 2) Address of partnership
- 3) State of registration
- 4) Name and address of general partners
- 5) Name and address of agent for service of process

C. If Party in Escrow is a corporation, please state:

- 1) Full name of corporation
- 2) Address of corporation
- 3) State of incorporation
- 4) Name and address of officers of corporation
- 5) Name and address of shareholder with fifty percent (50%) or more of the shares of the corporation, if any
- 6) If no shareholder has fifty percent (50%) or more of the corporation's share, name, and address of controlling shareholder
- 7) Name and address of agent for service of process

5. For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

- A. Name of beneficiary of the deed of trust or lien
- B. Date of the deed of trust or lien.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Executed on the date and location set forth below

Name:

Title:

Date of signing:

Location of Signing: () Murrieta or () Other

FILING INSTRUCTIONS FOR LAND USE APPLICATION

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

Each application submitted to the Planning Division must have the Minimum Submittal Intake Requirements (required forms and information included in the application packet) before it will be accepted for intake processing. Ensure all required documents are included in the initial submittal. Planning Division staff may reject the submittal of a Land Use Review Application if the application submittal fails to include all the appropriate items listed in this checklist (Part A-C).

PART A.	Submittal Requirements Checklist
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THE LAND USE AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING CRITERIA IN ORDER FOR AN APPLICATION TO BE DETERMINED COMPLETE (TO BE VERIFIED BY STAFF):

PLEASE NOTE: If your project (or use) is completely interior, requiring no revisions to the exterior grounds, building architecture, parking or landscaping, you may not need to provide Grading, Landscaping, or Exterior Building Elevation plans. Only submittal requirements, listed below, identified with an (I) at the end will be required. Please contact the Planning Division to verify the submittal requirements.

INITIAL SUBMITTAL:

- ☐ A.1 One complete and signed application form (attached). (I)
- ☐ A.2 Signed Property Owner Declaration Form (attached). Please upload the signed Property Owner Declaration Form to our Online Permit Center. (I)
- ☐ A.3 Signed Financial Interest Disclosure Form (attached). Pursuant to California Senate Bill (SB) 1439, the Property Owner Declaration Form must be accompanied by a list which identifies all individuals and entities with financial investments or similar financial commitments to the project. Please upload the signed Financial Interest Disclosure Form to our Online Permit Center. (I)
- ☐ A.4 Filing Fees (see Part E for more information) - The appropriate fee (set fee and/or deposit) for the application type or types. To view the Fee Schedule, go to: <https://www.murrietaca.gov/1264/Comprehensive-Fees> Note: Additional fees and/or deposits may be assessed as a result of project review. (I)
- ☐ A.5 Complete the "Environmental Setting" section of this application. (I)
- ☐ A.6 Other information including technical studies/reports such as biological surveys, Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, and jurisdictional delineations and/or a cultural resource assessment will be required as determined by the completed "Environmental Setting" section or the related pre-application/preliminary application reviews. Please confirm with staff prior to submittal. (I)
- ☐ A.7 Part I of the Initial Study (Environmental Assessment). Please confirm with staff if required based on the project scope. (I)
- ☐ A.8 One (1) 8 ½" x 11" photocopy of a U.S. Geological Survey (USGS) 7.5' Series Quadrangle Map at a 1:24,000 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, and location of the site.) The site must be clearly identified on the map. For access to U.S.G.S. maps, go to: <http://www.usgs.gov/> or <http://www.terraser.com/?tid=151>.

- ☐ A.9 \$60.00 processing fee (check) payable to “South Coast Information Center College of Arts & Letters” (San Diego State University, 550 Campanile Drive, San Diego, CA 92182-5320)” for cultural resources review. To pay via credit card, please go to the following link: https://myrf.sdsu.edu/prod/f?p=MyMerchant:7:::::P7_ACTIVITY_ID:30002 and provide a copy of the receipt.
- ☐ A.10 Two (2) copies of the Preliminary Title Report (must be prepared within the last 6 months). (I)
- ☐ A.11 **Proof of Ownership/Legal Lot Status:** Provide a copy of the current Grant Deed as proof of current described by a metes and bounds or as a portion of a lot, proof that the property was held in that configuration prior to March 4, 1972 is required except for Tentative Maps and Map Waivers. In these cases, also provide a Grant Deed bearing a County Assessor’s Recording Date prior to March 4, 1972 and showing the property held in the same configuration as the current Grant Deed. NOTE: A Deed of Trust does not substitute for a Grant Deed.
- ☐ A.12 If any of the properties involved do not abut a public street, a copy of legal access (e.g. recorded easement) for said property shall be provided.
- ☐ A.13 One (1) full-size (24”x 36”) copy of the following exhibits. The exhibits must include the information described in the “Land Use and Development Matrix” (Part D) section of this application. (I)
- a. Site plan. (I)
 - b. Conceptual grading plan.
 - c. Conceptual landscape plan (Black & White and Color).
 - d. Conceptual Fire Access Plan
 - e. Conceptual Building Floor Plans, Elevations, and Roof Plans (I)
 - f. Conditional: Existing Site Plan (see Section Part B Item B.15)
- All exhibits must be folded no larger than 8 ½” x 11” with the bottom right corner of the sheet facing out.
- ☐ A.14 One (1) copy of reduced (11” x 17”) of the exhibits identified above. (I)
All exhibits must be folded no larger than 8 ½”x 11”
- ☐ A.15 One (1) 8 ½”x 11” color and material board including samples of all proposed colors and materials.
- ☐ A.16 Complete the “Water Quality Management Plan (WQMP) Information” section of this application.
- ☐ A.17 If determined by the completed WQMP Checklist for either the Santa Ana River or Santa Margarita River region to be required, two (2) completed copies of the Project Specific Preliminary WQMP and the “Summary of Project-Specific Water Quality Management Plan Requirements” section of this application.
- ☐ A.18 Complete and sign the “Hazardous Waste Disclosure Statement” section of this application. (I)
- ☐ A.19 For applications pertaining to a particular use (Conditional Use Permit), provide a detailed description of the operational characteristics of the business including, but not limited to, hours of operation, activities performed onsite, estimated number of customers and employees. (I)
- ☐ A.20 One (1) copy 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.

To determine if a traffic study is required (LOS and/or VMT), the applicant shall have a licensed traffic or civil engineer submit a traffic study scoping agreement which is contained in Exhibit A of the following link. The screening process will determine the type of traffic study required, if any, based on the type of uses proposed and the anticipated trip generation. The scoping agreement shall be submitted to the City for review and approval prior to preparing any traffic study.

- ☐ A.21 One (1) recent (less than one year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
- ☐ A.22 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.
- ☐ A.23 Completed (evaluated and signed by the respective Dept/Agency) PROJECT FACILITY AVAILABILITY forms (attached) for:
A) [FIRE](#) B) [SEWER](#) C) [WATER](#)
See **Supplement A** at the end of this application.
These forms are also linked above or may be found here:
<https://ca-murrieta.civicplus.com/276/Planning-Documents>
- ☐ A.24 Conditional: Climate Action Plan Checklist ([CAP Checklist](#)).
If the project triggers requirements per the checklist, include one copy of a project-specific Greenhouse Gas (GHG) Analysis that includes measures to address project impacts.
- ☐ A.25 In order to facilitate the mailing of public hearing notices to affected properties, a complete noticing package is required. The required radius is 300 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 intersect with the radius line. Preferred scale of the map is 1”-200 feet, 1” -300 feet, or 1”-400 feet.
 - b. If more than one (1) Assessor’s Parcel Map is required to identify all of the affected parcels by the proposed project, then an index map shall be included. The index map shall identify 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.**
- A sample of the mailing labels and 300-foot radius map is available upon request.**
- ☐ A.26 One copy of Items A1, A2, A3, A5-A8, A10-A25, Items B1-B19 (if applicable), and Items identified in Part C in an electronic version (USB memory flash drive) following the Electronic Plan Submittal Format Guidelines (Form DS-259).

PRIOR TO SCHEDULING A PUBLIC HEARING:

1. Project Plans - Six (6) copies of all project plans submitted under Parts A-C:

The exhibits shall also include the information described in the Land Use and Development Matrix (Part D). All exhibits must be folded no larger than 8 ½" x 11" with the bottom right corner of the sheet facing out.

2. Digital images of all plans noted above following the Electronic Plan Submittal Format Guidelines (Form DS-259).

PART B.	Supplemental Application Forms/Requirements (Based on Details of the Request) – Completeness Determination Requirements Checklist
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NOTE: Depending on the nature of the project, the following studies, reports, and exhibits may be required. The need for additional studies, reports, and exhibits may also be determined for the project after the first review cycle. In such cases, the city's review letter will clearly specify that the additional information is necessary for case processing and analysis.

Residential Projects:		Required	Received
B.1	<i>Conditional:</i> Multifamily Residential & Mixed Use Residential Objective Design Standards Checklist - Required for all multi-family housing and mixed-use development. Two (2) copies of a completed "Multifamily Residential & Mixed-Use Residential Objective Design Standards" Checklist. Please include a detailed narrative of where each required standard can be located within the submitted plan set.	☐	☐
B.2	<i>Conditional:</i> <i>SB 330 Form</i> - A copy of the completed and accepted Senate Bill 330 (SB 330) Preliminary Review application and associated City acknowledgment letter.	☐	☐
B.3	<i>Conditional:</i> Density Bonus Supplemental Checklist (Form DS-257) Required for any housing project that is proposing a Density Bonus.	☐	☐
B4.	<i>Conditional:</i> <i>Multifamily Waste Collection Plan</i> - Multifamily Residential Projects requesting individual refuse storage bins for each unit must provide a conceptual Waste Collection Plan. The Plan shall include: a) Three trash carts must be accommodated (each cart requires the following dimensions 75"H x 26" W x 33" D). b) The designated interior refuse cart storage must be in addition to the required garage/parking space requirements (garage spaces required 20'x20' areas with no obstructions). c) Project shall also identify designed refuse cart pick-up areas. d) Refuse cart pick-up areas shall not be located in any required parking or landscape areas (public or private), drive aisles, or driveways. e) Required guest spaces must be maintained during refuse pick-up times and cannot be utilized as refuse loading/unloading areas. f) Refuse carts or a refuse enclosure that can accommodate the appropriate carts/bins shall be provided near the community building.	☐	☐

Wireless Telecommunications Facilities Projects (MDC Section 16.44.170):**Required****Received**

B5. Site Selection Order of Preference:- Provide written documentation demonstrating good faith effort in locating wireless telecommunication facilities in compliance with the order of preference noted below.

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a) On existing structures (e.g., a billboard, church steeple, communication towers, freestanding sign, water tank, etc.);

b) In locations where the existing topography, vegetation, or other structures provide the greatest amount of screening; or

c) On parcels without significant visual mitigation required.

B6. Photo enhancement showing monopole or tower as it would appear after construction, including landscaping. If an architecturally enhanced pole is to be utilized, examples shall be provided.

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B7. Map of regional network for the system.

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B8. Map of search ring and a matrix of all properties within the search ring. The map shall demonstrate primary location and any alternatives within the search ring.

Miscellaneous/Other:

B9. *Noise study:* A noise study consistent with City of Murrieta Noise Requirements identified in Development Code Section 16.30. Depending on the size, scope and features of the project and the project site, the city may require additional documentation or analysis to provide substantial evidence supporting a determination that of General Plan consistency, which may include but is not limited to, the preparation of a Noise Study by a qualified consultant.

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B.10 *Existing Site Plan:* Where a project site or project area may be redeveloped, in part or in whole, the development package shall include an Existing Site Plan. The existing site plan shall illustrate all existing structures and identify if these structures shall remain, be removed, or be altered. The existing site plan shall illustrate existing building sizes in square feet and a brief description of the previous use of each building. The existing site plan shall also illustrate all vehicular and pedestrian access points and all landscaping, and if these features are proposed to remain or be removed or altered.

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B.11 For projects larger than 1-acre, a Preliminary Hydrology Study including map and calculations to demonstrate capacity/sizing of proposed and existing storm drain infrastructure. Show before and after discharges to each included drainage basin. Depending upon the complexity of the project, a Preliminary Hydrology Study may be required on any project regardless of size.

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		Required	Received
B.12	<i>Conditional: Preliminary Soils/Geologic Report</i> - Two copies of the preliminary soils/geologic report for all projects with cut or fill depths exceeding 4 feet, deep foundation systems such as drilled piers, shoring, or in areas of significant geologic hazards (subsidence, liquefaction).	☐	☐
B.13	<i>Overhead Utility Plan:</i> This plan shall be drawn to scale on an 8-1/2" x 11" format showing the location and type of existing utility lines and supporting poles on both sides of all streets, alleys, railroad and flood control channel rights-of-way adjacent to the project limits and extending to the first existing pole off-site from the site boundaries	☐	☐
B.14	<i>Conditional: Hillside Overlay:</i> If the project is located within the hillside overlay area provide the following:	☐	☐
	a) Slope Analysis Map: Required for all projects subject to the Hillside Overlay regulations (Section 16.24) and shall be prepared in compliance with MMC Section 16.24.040.A. The slope analysis is based upon a topographic map with contour intervals not exceeding five (5) feet. The slope analysis shall graphically illustrate the following slope categories and the percentage (%) by acres for the entire property: Slopes less than twenty-five percent; slopes twenty-five percent (25%) to forty-nine (49%); and slopes fifty percent (50%) and over. The slope analysis should also graphically illustrate and quantify any area proposed for encroachment, as defined by the Municipal Code.	☐	☐
	b) Provide a Natural Features Map- This map shall identify slope banks, ridgelines, canyons, natural drainage courses, U.S.G.S. blue line streams, rock outcroppings, sensitive biotic habitat, cultural resources, and other natural features determined to be worthy of consideration for preservation.	☐	☐
	c) Conceptual Grading Plan in compliance with MMC Section 16.24.040.B	☐	☐
	d) Drainage Map in compliance with MMC Section 16.24.040.C	☐	☐
	e) Geotechnical Report - A geotechnical and soils report, prepared by a registered geotechnical engineer to city standards and in sufficient detail to substantiate and support the design concepts presented in the application as submitted. Additional environmental studies and investigations, including, but not limited to, hydrologic, seismic, access/circulation, and biota research may also be required to help in the determination of the buildable area of a site.	☐	☐
	f) Design Guidelines. – Design guidelines shall be provided for projects that are to be reviewed by the commission. Otherwise, illustrative building elevations showing all sides shall be provided.	☐	☐

	Required	Received
g) Additional Information – The following items may be required if determined necessary by the director to aid in the analysis of the proposed project: 1. A line of sight or view analysis; 2. Photographic and/or computer generated graphic renderings; 3. A topographic model and/or large scale detailed partial model; or 4. Other illustrative techniques determined necessary to aid in review of the project.	☐	☐
B.15 <i>Conditional: PRIOR ENTITLEMENTS</i> – If the project site has prior entitlements, provide the following:		
Provide a copy of prior development permit(s), policy, and subdivision approval(s) entitled to the property. Include all approved Resolutions, Conditions of Approvals, Plans/Exhibits, and Adopted Environmental Documents.	☐	☐
B.16 Multiple Species Habitat Conservation Plan (MSHCP)-		
Visit the Regional Conservation Authority (RCA) website https://www.wrc-rca.org/ . Go to the Interactive Maps page and select the Print icon. Input the property(s) Assessors' Parcel Number (APN) to generate a report. Attach a copy of that report to this application.	☐	☐

PART C	MURRIETA FIRE AND RESCUE REQUIREMENTS:
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For questions or to obtain additional information, please contact Murrieta Fire & Rescue (MF&R) at FirePermits@MurrietaCA.Gov or (951) 461-6155.

1. Provide a building code summary on the cover sheet. Include the following code information for each building proposed: description of use, occupancy classification(s), number of stories, type of construction, whether fire sprinklers are provided, and what type (NFPA 13, 13R, or 13D), floor area, height, and allowable floor area calculations. California Building Code (CBC) Chapters 3 & 5. This information is necessary to determine applicable code requirements and conditions of approval.

2. Proof of sufficient fire flow is required from the water purveyor. Four water districts serve the City of Murrieta. Provide a site-specific, recent fire flow test report completed within the last 6 months. The test flow shall be completed from the closest fire hydrant(s) to the property. The minimum fire flow requirement is based on the Murrieta Fire Access & Water Guideline and California Fire Code (CFC) 507.3. Additional information is provided below.

TABLE B105.1 MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS*

<i>Use</i>	<i>Required Flow (gallons per</i>	<i>Duration</i>
One- and Two-Family Dwelling	1500 gpm	2 hours
Multi-Family Dwelling	2500 gpm	2 hours
Commercial	3000 gpm	3 hours
Industrial	3500 gpm	4 hours

*Or as otherwise required by the Fire code official

Eastern Municipal Water District.	Phone: 800-426-3693.
Elsinore Valley Municipal Water District.	Phone: 951-674-3146.
Rancho California.	Phone: 951-296-6900.
Western Municipal Water District.	Phone: 951-571-7100

3. A fire department access plan is required. The plan shall follow the minimum requirements established by MF&R in its guidelines, which can be accessed from the City's Fire Department landing page under the "Forms" tab, then click Guidelines-Fire Department Access & Water. The applicant must design fire access lanes per the requirements of this standard and the CFC. **Please note:** *Projects located in mapped fire hazard areas and/or which include aerial access for buildings greater than two stories will require additional road widths between 26' to 28' feet wide.*

Provide a conceptual "Fire Department Access Plan" exhibit for the planning application. Include all the following:

- ☐ Indicate on the coversheet if the project is in a mapped fire hazard area. Refer to the Fire Hazard Severity Zone maps or contact MF&R to determine whether your project is located within a Moderate Fire Hazard Severity Zone, High Fire Hazard Severity Zone or a Very High Fire Hazard Severity Zone. (VHFHSZ)
- ☐ Show the location of the access road(s) and easements. For multi-story buildings, maintain between 10 to 30 feet from the building face to the inside edge of the fire lane Section 2 of Guideline & CFC § 503.1.1
- ☐ Provide a conceptual underground utility plan for the fire main water service.
- ☐ Two project entrance points shall be provided at approved locations for developments with more than 30 units, as per Section 2 of the Guideline.
- ☐ Width of the access road. Section 2 of Guideline. CFC § 503.2.1
- ☐ Vertical clearance above the fire lane of 13'-6" is required. Also, indicate the presence of any overhead utilities where aerial access is required. CFC § 503.2.1
- ☐ Inside and outside turning radii of 18' and 38'. CFC § 503.2.4
- ☐ Engineered road weight capacity is a minimum of 75,000 lbs. CFC § 503.2.3
- ☐ Identify the type of roadway surface (concrete, asphalt, pavers, etc.). CFC § 503.2.3
- ☐ Indicate the road grade (distinguish changes in 2.5% increments) not to exceed 10% or 5.7 degrees. Section 2 of Guideline & CFC 503.2.7
- ☐ Provide turn-around areas for dead-end fire lanes greater than 150' per Guideline Attachment 7 & CFC § 503.2.5
- ☐ Fire Department Aerial Access. Show aerial access points to all buildings 3-story in height or taller. Note: MMC 15.24.220 § 503.2.1 (c) and § D105.2 & D105.3 require the aerial fire apparatus access roads to have a minimum unobstructed width of 26 feet, excluding shoulders, near the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. Parking stalls and other obstructions, such as trees, cannot be located at the aerial access points. CFC Appendix D
- ☐ Show the location of required emergency rescue openings for each sleeping room and the associated ladder pads at the building perimeter when required by CBC 1031. See Section 9 of Guideline for details.
- ☐ Demonstrate the required 150' hose pull to all portions of the exterior of the buildings measured 10 feet out from the curb line along a normal path of travel. CFC § 503.1.1
- ☐ Show the location of all gates and fences. If vehicular gates are proposed to be installed across fire lanes, show the location and type proposed on the plans. See Section 5 of the guideline for details.

Important note: The information above for the "conceptual fire access" plan is necessary to determine applicable code requirements and conditions of approval for the planning application only. At the time of submission for the construction permit, MF&R will require a formal review of the complete construction and engineering documents, plans, and information as a formal plan check review.

4. For a project submittal to be deemed complete, a fire protection plan and the related conceptual fuel modification plan in compliance with CFC Section 49 and the City's Guideline for Fuel Modification is required for all projects located in the designated City of Murrieta Wildland-Urban Interface Fire Area. Refer to the State of CA maps or contact MF&R to determine whether your project is located within a moderate, high or VHFHSZ. **If the project falls in a mapped area, add a bold note on the cover sheet of the plans indicating that the project is located within a moderate, high or VHFHSZ.**

PART D -**LAND USE AND DEVELOPMENT MATRIX**

The following table lists the minimum information required on the site plan, grading plan, and landscape plan exhibits. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, A SIGNED LETTER SHALL BE PROVIDED EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible.

Note: Additional information may be required during review of the proposed land use application, including information not specifically required by this checklist.

C U P	D P	R P	CUP = Conditional Use Permit DP = Development Plan RP = Revised Permit
ALL PLANS: (SITE, CONCEPTUAL GRADING, CONCEPTUAL LANDSCAPE, CONCEPTUAL BUILDING PLANS (FLOOR PLAN/ELEVATIONS/ ROOF PLAN), CONCEPTUAL FIRE ACCESS PLAN)			
X	X	X	1. Name, Address, and telephone number of the applicant.
X	X	X	2. Name, address, and telephone number of the land owner(s).
X	X	X	3. Name, address, and telephone number of the exhibit preparer.
X	X	X	4. Assessor's Parcel Numbers and, if available, the address of the property.
X	X	X	5. Scale (number of feet per inch) of 1" = 20' or 1" = 40'. Use an Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans. A smaller scale may be used for the purposes of providing a cover sheet showing the entire project boundaries on one sheet.
X	X	X	6. North Arrow
X	X	X	7. Date Exhibit Prepared.
X	X	X	8. Title of Exhibit (i.e. "Development Plan", "Revised Permit", "Landscaping Plan", "Conceptual Landscape plan for Dev. Plan", etc.)
X	X	X	9. A detailed project description, including proposed and existing buildings, structures and uses, square footage to be built/added, hours of operation (if applicable), number of employees (if applicable), and number of parking spaces - existing and proposed (including Americans with Disabilities (ADA) and EV Charging) amount of disturbance including cubic yards of cut and fill and anticipated maximum depth of cut. The project description shall also describe the existing conditions of the site prior to the proposed development. This includes a description of existing structures, uses, and natural features (and whether these natural features will remain or be altered or removed).
X	X	X	10. Complete legal description of property.
X	X	X	11. Overall dimensions and total net and gross acreage of property. If there is a difference between the gross and net acreage, then provide an exhibit that graphically showing what is calculated as gross acreage versus the net acreage with a hatch fill of which areas are included and excluded for the gross acreage.
X	X	X	12. Provide a Vicinity map, identifying the site's relationship to major highways and surrounding cities and unincorporated communities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved).
X	X	X	13. Exhibit revision block.
X	X	X	14. Numbered mobile home or recreational vehicle spaces, dwelling units, or lots, and the total number of each type of space, unit, or lot. (If applicable)
X	X	X	15. Location of adjoining property and lot lines.
X	X	X	16. Existing and proposed zoning and land use of property.
X	X	X	17. Existing use and zoning of the properties adjacent to the subject property (e.g. Existing Use: Developed Commercial Center/ Zoning: Community Commercial)).

C U P	D P	R P	CUP = Conditional Use Permit DP = Development Plan RP = Revised Permit
X	X	X	18. If the project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
X	X	X	19. If the project is proposed within a Community Services District landscape and lighting area, identify the district.
X	X	X	20. Label and describe any land or right-of-way to be dedicated to public or other uses.
X	X	X	21. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, retaining wall(s), free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures including septic subsurface sewage disposal system, existing or proposed buildings and structures
X	X	X	22. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identification of ADA and Electrical Vehicle Charging Station (EVCS) parking spaces.
X	X	X	23. Location, dimensions, and cross-section of existing and proposed ingress and egress, and methods of vehicular circulation.
X	X	X	24. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
X	X	X	25. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.
X	X	X	26. Setback dimensions of proposed structures and paved areas.
X	X	X	27. Location of trash enclosures (including 50% recycle-CalGreen) with wall height and type of construction including ADA accessible compatibility and trellis detail.
X	X	X	28. ADA path of travel, including curb ramps from public right-of-way, building to building and trash enclosures.
X	X	X	29. (Cal Green) Location of Long Term Covered, lockable bicycle parking at 5% of parking spaces, with a minimum of one for buildings with over 10 tenant occupants.
X	X	X	30. (Cal Green) New buildings of 10,000 square feet or more are subject to building Commissioning. Owner Project Requirements (OPR) shall begin at the design phase of the Project.
X	X	X	31. (Fire): The Project shall demonstrate compliance with the City of Murrieta Fire Code and add the California Code of Regulations (CCR) Parts 1-12), Title 19, Public Safety, and Title 24, California Building Standards Code, along with adherence to the Murrieta Fire & Rescue guidelines.
X	X	X	32. Indicate on plans whether the project site is within a Very High Fire Hazard
CONCEPTUAL SITE PLAN:			
X	X	X	1. Names, addresses, and phone numbers of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
X	X	X	2. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be noted on the tentative map.
X	X	X	3. Table/matrix showing the <u>required (include any relevant ratios) and proposed</u> for the following items: Floor Area Ratio, Lot Coverage, Parking Spaces, Bicycle Spaces, Landscape %, Waste/Recycle area, Residential Amenities, and loading spaces.
X	X	X	4. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by occupancy uses, (if applicable), total parking and paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
X	X	X	5. For Residential Projects: Summary Table listing each lot, its floor plan, elevation treatment, and lot coverage. Also, provide a Unit Mix Table tallying how many of each floor plan, and elevation

C U P	D P	R P	CUP = Conditional Use Permit DP = Development Plan RP = Revised Permit
			treatment. If more than one elevation type and color scheme is proposed: Indicate the elevation type and color scheme for each building.
X	X	X	6. Label common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of the proposed owner(s) or entity (ies) who will maintain these areas.
X	X	X	7. Label landscaped areas with dimensions and spacing of proposed planters.
X	X	X	8. Square footage calculations per floor and the total for each building identified, and per dwelling unit, as applicable.
X	X	X	9. Shaded path of travel for Fire/Emergency access.
X	X	X	10. Identify all utility locations a) Water meters b) Electrical boxes c) Cable boxes d) Phone boxes e) HVAC (if not located on the roof) f) Solar/Photovoltaic system locations (roof or ground mounted), including ALL panels and necessary equipment g) Battery storage systems i. Proposed suppression systems, and containment systems ii. Proposed battery storage system specification sheets
			Murrieta Fire and Rescue Requirements
X	X	X	11. Provide a building code summary on the cover sheet. Include the following code information for each building proposed: description of use, occupancy classification(s), number of stories, type of construction, whether fire sprinklers are provided, and what type (NFPA 13, 13R, or 13D), floor area, height, and allowable floor area calculations. California Building Code (CBC) Chapters 3 & 5. This information is necessary to determine applicable code requirements and conditions of approval.
CONCEPTUAL GRADING PLAN:			
X	X	X	1. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
X	X	X	2. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
X	X	X	3. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be notes on the tentative map.
X	X	X	4. List and accurately show all easements of record (by map or instrument number).
X	X	X	5. Streets, alleys, and right-of-ways providing legal access to the property.
X	X	X	6. Typical street improvement cross-section.
X	X	X	7. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to

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			determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required if deemed necessary.
X	X	X	8. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), trenching depths/widths, existing topography, and the relationship to adjoining land and proposed development, and any existing grading.
X	X	X	9. Spot Elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, end, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.
X	X	X	10. When subsurface septic sewage disposal is intended, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.
X	X	X	11. Note whether or not land is subject to liquefaction or other geologic hazard, seismic areas or is within a Special Studies Zone.
X	X	X	12. Note whether or not land is subject to overflow, inundation, or flood hazard.
X	X	X	13. FEMA mapped floodplains and floodways including zone designation.
X	X	X	14. Drainage Plan. The Conceptual Grading plan shall include a conceptual drainage plan showing how all on-site and off-site storm water will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second – CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, size, grades, and dimensions. All easements or right of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer. In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.
X	X	X	15. Centerline curve radii and typical sections of all open channels.
X	X	X	16. Setback dimensions of existing structures and paved areas.
X	X	X	17. Location and amount of flammable/combustible liquids and waste oil both above and below ground.
X	X	X	18. Constrained areas including but not limited to, the following resources and hazards; Slopes in excess of 25%, biologically sensitive areas, archeologically/culturally sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations, lot lines, and driveways must be shown. Show all fault building setback lines and limits.
X	X	X	19. To show compliance with the Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

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X	X	X	20. Conditional: SITE SECTIONS: Provide site cross sections at each property boundary showing existing and proposed improvements, topography, retaining walls, drainage facilities, etc. If retaining walls or changes in topography (over 5') are proposed additional site sections are required. When proposing changes to an existing structure or site, it is required to submit two separate cross sections of the <u>site</u> representing the site topography in relationship to the proposed development viewed from different directions. The level of detail on cross-sectional drawings may vary depending on the scope of the project.
CONCEPTUAL LANDSCAPING PLAN (BLACK & WHITE & COLOR):			
X	X	X	1. It is highly recommended that plans be prepared by a licensed landscape architect in the state of California.
X	X	X	2. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
X	X	X	3. List and accurately show all easements of record (by map or instrument number).
X	X	X	4. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
X	X	X	5. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity (ies) who will maintain these areas. Show/Identify Murrieta Community Services Department (MCSD) areas of landscaping.
X	X	X	6. Labeled landscaped areas with dimensions and spacing of proposed planters. Ensure that all planting areas contain 5 feet of planted area, excluding curbs and adjacent concrete step-outs where applicable next to parking stalls.
X	X	X	7. Include plant size, species, spacing proposed and planters. Incorporate drip irrigation, smart irrigation controller, and plant materials with low-water requirements (hydro-zoned).
X	X	X	8. Identify the square footage of landscape: a. Overall b. Within the right-of-way c. Within bumper overhang
X	X	X	9. Residential Projects: Provide an exhibit identifying the areas being used as calculating the common open space as required by MDC Section 16.08 or 16.12. Provide details for any amenities (tot lots, BBQ areas, basketball courts, pools, etc.) provided, and if necessary, include a detailed section at a larger scale of the amenity.
X	X	X	10. Label existing trees to be preserved and/or removed under 16.42 Tree Preservation. Provide detailed information regarding site constraints and protection for all trees to be preserved in place, relocated, and/or mitigated.
X	X	X	11. Indicate that the landscape plans shall comply with all applicable codes of the Murrieta Municipal Code – Title 16.28.
X	X	X	12. To show compliance with the Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.
X	X	X	13. Color Version: Provide a colored version of the conceptual landscape plan. Include photos of the proposed landscape materials (plants, shrubs, trees, etc) along with their common names must be included.
CONCEPTUAL LIGHTING & PHOTOMETRIC PLAN			
			Please provide a plan that meets the following requirements:
X	X	X	1. Compliance with the City's Development Code Section 16.18.100-Lighting Standards and

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			16.18110- Mount Palomar Lighting Standards
X	X	X	2. A minimum of one (1) foot-candle of illumination throughout the entire onsite parking area
X	X	X	3. A minimum of two (2) foot-candles of illumination at entrances
X	X	X	4. Lighting fixtures that complement the architecture of the building
X	X	X	5. All LED fixtures shall have a color rendition of 3,000 kelvins (3,000K) or lower (Note: If within Zone A of the Palomar Observatory, please consult with Planning staff)
X	X	X	6. All exterior fixtures shall be fully shielded
			Dark Sky Friendly Fixtures can be found at darksky.org/fsa
FLOOR PLANS/ELEVATIONS (Black & White & Color)/ROOF PLANS:			
			Floor Plans
			Scale: The scale used on the floor plans shall be no less than ¼" per foot. Large project shall be no less than 1/8" per foot with ¼" per foot details Plans must be fully dimensioned. The floor plans shall illustrate all proposed (and existing, if applicable) buildings and structures. The following information shall be included on the plans:
X	X	X	1. Identify the type of construction and occupancy classification per the current California Building Code for each building. (Attach to site plan).
X	X	X	2. Provide same building label/identifier as indicated on the site plan
X	X	X	3. Clearly label and dimension the building widths, lengths, and dimension any wall plane changes, architectural features, and windows.
X	X	X	4. Proposed use for each room
X	X	X	5. Proposed square footage for each room
X	X	X	6. Clearly label, dimension, and identify: a. Restrooms b. Exits c. Doors d. Hallways e. Corridors f. Mezzanines (proposed or future) g. Elevators h. Patio i. Stairs j. Fire sprinkler riser room (within an interior equipment room with direct exterior access) k. Fire alarm control panel l. Location of Knox Box m. Location of Fire Department connection n. Roof access ladder (within an interior equipment room with direct exterior access)
			Elevations (Black & White & Color)
X	X	X	1. Scale: No less than 1/4" (large projects no less than 1/8" with 1/4" details).
X	X	X	2. Illustrative building elevations showing all sides of all proposed (and existing, if applicable) buildings and structures. Include cross-section(s) of any building(s) with proposed grades.
X	X	X	3. Name, address, and phone number, of the applicant, architect and/or engineer.
X	X	X	4. Identify the building type or number and color scheme (if multiple color schemes are proposed)
X	X	X	5. Clearly label and identify the proposed materials and color schemes.
X	X	X	6. Label and identify any architectural features (i.e. decorative trim/cornice, trellis or awnings, stone/tile veneer) and provide a detail for the feature.
X	X	X	7. Illustrative cross sections and enlargements or architectural elements or details as needed.

C U P	D P	R P	CUP = Conditional Use Permit DP = Development Plan RP = Revised Permit
X	X	X	8. Location of building address and conceptual location of commercial signage with a note that all signage will be under a separate permit.
X	X	X	9. Shading, as applicable to give the elevations some graphic dimension
X	X	X	10. Identify and label any utilities, electrical equipment, including exterior conduits, gas meter stub out, or other equipment mounted on exterior walls. If none, add a note stating the situation.
X	X	X	11. Roof top mechanical screens, if applicable.
X	X	X	12. A schedule for colors and materials (which corresponds to the color and material board) and specific location of their use.
X	X	X	13. Height of buildings with dimensions
X	X	X	14. Colors used on the color elevations shall match those used on the material sample board to the greatest extent possible to give the most accurate representation. Colored elevations are to be void of landscaping to clearly demonstrate the aesthetic impact the building(s) will create. In addition to colored elevations, colored renderings may be submitted with landscaping, however, the landscaping must conform to the planting materials indicated on the landscape plan.
			Roof Plans (Use same scale as the floor plan)
X	X	X	1. If on a separate sheet from the floor plan, identify building number or type.
X	X	X	2. Full Roof Design – Show roof ridges and/or valleys. Identify and label proposed materials
X	X	X	3. Height of any parapets, showing where parapet heights change.
X	X	X	4. Highest and lowest roof deck height and direction of roof deck slope
X	X	X	5. Identify and label any roof top mounted equipment. Include the height of any equipment
X	X	X	6. Identify and label location of roof access ladder access.
X	X	X	7. Identify and label roof drain locations

Additional copies of this application may be obtained from the Planning Division Web Page at <https://ca-murrieta.civicplus.com/276/Planning-Documents>

Part E:	Plan Submittal Formats and Filing Requirements (Electronic & Paper)
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Development Package submitted electronically to be reviewed by staff for completeness and accuracy following the Electronic Plan Submittal Format Guidelines (Form DS-259).

Provide a digital copy (PDF) of all project files (Items identified in Part A-D) in an electronic version (USB memory flash drive) following the Electronic Plan Submittal Format Guidelines (Form DS-259).

One hard copy of all documents in the formats identified in Parts A-D shall be provided to the Planning Division in order for the application to be determined to be submitted and complete.

Part F:	Filing Fees
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Refer to the Planning Division Fee Section of the Comprehensive Fee List for the most current fees (<https://www.murrietaca.gov/1264/Comprehensive-Fees>). Note: Additional fees may apply upon review of the application. Application fees include a review for completeness review and up to 2 technical/design submittals. Additional processing fees will apply to the 3rd and subsequent technical/design submittals. Application fees include the 1st Planning Commission Hearing. Additional hearings are subject to additional fees.

- Development Plan Application..... See current fee schedule.
 - Development Plan (Administrative)
 - Development Plan (Hearing)
- Per Acre Fee See current fee schedule.

- Per Unit Fee (Multi Family)
- Public Notice (Staff Time)..... See current fee schedule.
 - Public Notice (Advertising)
 - Public Notice (Sign Posting)
 - Public Notice(Mailing to Property Owners)
- General Plan Update Fee See current fee schedule.
- MSCHP / JPR Review Fee See current fee schedule
- Environmental Assessment See current fee schedule.

Example for a Development Plan Application (200-unit multi-family) submitted in 2025

Development Plan (Hearing)	\$14,991.04
Per Unit Fee \$15.65/unit @200 units =	\$ 3,130.00
Environmental Assessment (Initial Study/ND/MND) Review	\$ 4,274.21
General Plan Update Fee	\$ 52.15
Public Notice (Advertising)	\$ 146.02
Public Notice (Sign Posting) (192.96/sign @ 2signs)	\$ 385.92
Public Notice (Property Owner Mailing)	\$ 172.10
Total	\$ 23,151.44

Application Type	Application Fee	Per Acre Fee	Per Unit Fee (Multi-Family)	General Plan Update Fee	MSHCP/JPR Fee	Environmental Assessment	Public Notice Fee
Development Plan (Administrative)	X	X		X	TBD	X	X
Development Plan (Hearing)	X	X		X		X	X
Development Plan (Administrative)-Multi Family	X		X	X		X	X
Development Plan (Hearing)-Multi Family	X		X	X		X	X
Revised Permit	X	X				TBD	X

Part F:**ENVIRONMENTAL SETTING**

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 Number (if applicable): _____

Two (2) copies of an MSHCP Consistency Analysis and appropriate focused surveys are required if the site is in an MSHCP cell/cell group.

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 ☐

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 ☐

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

Yes ☐ No ☐

Is the site in a flood plain?

Yes ☐ No ☐

If "Yes", a copy of a drainage plan is to accompany this application.

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: _____

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 road, highway or freeway? _____

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

COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PROJECTS:

Indicate specific type of use proposed: _____

s 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: _____

What 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, including State Highways (CalTrans) and City of Murrieta?

How many anticipated truckloads? _____.

Where on the Project site will construction equipment and employee parking be staged?

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

Give time estimated dates for the following:

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

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) _____

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 are 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 online at: <http://www.murrietaca.gov/256/Water-Quality>

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 –(BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable 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 as 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. If infiltration is not feasible, a project must then evaluate harvest and re-use.



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>

HAZARDOUS WASTE AND SUBSTANCES DISCLOSURE STATEMENT

Consultation of Lists of Sites Related to Hazardous Wastes (Certification of Compliance with Government Code Section 65962.5)

I have been informed by the City of Murrieta of my responsibilities pursuant to California Government Code Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site (attached) by the California Environmental Protection Agency.

Under the statute, no application shall be accepted as complete without the signed statement.

Pursuant to State of California Government Code Section 65962.5, I have consulted the Hazardous Waste and Substances Sites List compiled by the California Environmental Protection Agency and hereby certify that (check one):

consulted the Hazardous Waste and Substances Sites List compiled by the California Environmental Protection Agency and hereby certify that (check one):

- ☐ The development project and any alternatives proposed in this application **are not** contained on the lists compiled pursuant to Section 65962.5 of the State Government Code.
- ☐ The development project and any alternatives proposed in this application **are** contained on the lists compiled pursuant to Section 65962.5 of the State Government Code

APPLICANT

PROPERTY OWNER

Name: _____

Name: _____

Address: _____

Address: _____

Phone Number: _____

Phone Number _____

Address of Site: _____

Local Agency (City and County): _____

Assessor's book, page, and parcel number: _____

Specify list(s): _____

Regulatory Identification Number: _____

Date of List: _____

Applicant Signature/Date

Property Owner Signature/Date

PART A – REGIONAL WATER QUALITY CONTROL BOARD HAZARDOUS WASTE SITES

Determine if your project is within a one-mile radius of a hazardous waste site.

1. Visit geotracker.waterboards.ca.gov
2. Enter your project address
3. Enter a buffer (radius) of 5,280 feet (one mile)
4. Print the map and attach it.
5. **Is the project within a one-mile radius of an identified hazardous waste site?** Yes ☐ No ☐

PART B – PUBLIC WELL PROXIMITY

Determine if your project is within a one-mile radius of a public well site.

1. Visit <http://geotracker.waterboards.ca.gov/gama>
2. Enter your project address
3. Enter a buffer (radius) of 5,280 feet (one mile)
4. Print the map and attach it.
5. **Is the project within a one-mile radius of an identified public well?** Yes ☐ No ☐

The Hazardous Waste and Substances Sites List (Cortese List) is used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites.

Per the California Environmental Protection Agency's website, "While Government Code Section 65962.5 [referred to as the Cortese List] makes reference to the preparation of a "list," many changes have occurred related to web-based information access since [the amended statute's effective date in] 1992 and this information is now largely available on the Internet sites of the responsible organizations. Those requesting a copy of the Cortese "list" are now referred directly to the appropriate information resources contained on the Internet web sites of the boards or departments that are referenced in the statute."

Below is a list of agencies that maintain information regarding hazardous waste and substances sites.

Department of Toxic Substances Control

www.calepa.ca.gov/sitecleanup/CorteseList/default.htm

www.calepa.ca.gov/database/calsites

www.envirostor.dtsc.ca.gov/public

EnviroStor Help Desk (916) 323-3400

State Water Resources Control Board

<http://geotracker.waterboards.ca.gov/>

County of Riverside Department of Environmental Health Services

<https://rivcoeh.org/>

Hazardous Materials Division

<https://rivcoeh.org/hazardous-materials>

Mailing Address:

Riverside county Department of Environmental Health
P.O. Box 7909
Riverside, CA 92513-7909

Phone Number: (888) 722-4234

Environmental Protection Agency

National Priorities Sites ("Superfund" or "CERCLIS")

www.epa.gov/superfund/sites/cursites

(800) 424-9346 or (702) 284-8214

National Priorities List Sites in the United States

www.epa.gov/superfund/sites/npl/npl.htm

