

# City of Temecula



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

## DEVELOPMENT PLAN

### **Introduction**

This handout summarizes Temecula's Development Plan requirements. Projects that require a Development Plan review and application requirements are specified in section 17.05 of the Development Code.

### **What is the purpose and intent of a Development Plan application?**

The purpose of a Development Plan Application is to ensure all new construction or remodeling of industrial, commercial, and/or multiple-family residential development is consistent with the General Plan, design standards and performance standards of the Development Code.

### **When is a Development Plan required?**

A Development Plan is required:

For all residential development (excluding individual single-family homes), and all commercial and industrial developments.

When several permits or multiple applications are required for the same project, a combined hearing and review process may be permitted, however separate applications shall be filed for each action requested.

### **How do I apply for a Development Plan?**

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

### **Who approves Development Plan applications?**

The following type of project is decided at the administrative level:

- Administrative Development Plans

The following type of project is decided at the Planning Director level:

- Projects less than 10,000 square feet of gross

floor area.

The following types of projects are decided at the Planning Commission level:

- Projects greater than 10,000 square feet of gross floor area.
- Projects that may have special community impacts or other unique circumstances.

### **What are the criteria for approval?**

According to the City's Development Code, in order to approve a Development Plan application, the following findings must be made:

- The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City.
- The overall development of the land is designed for the protection of the public health, safety, and general welfare.

Development Plan applications may be approved with "Conditions of Approval" which are deemed necessary to protect the public health, safety, and general welfare and assure compliance with the Development Code standards and provisions.

### **How many times can a Development Plan be extended?**

The Development Code permits up to 3 one-year time extensions for Development Plans.

### **How do I apply for a Development Plan?**

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



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Date Stamp

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

## DEVELOPMENT PLAN APPLICATION

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

**Application Type (Check One):**

- Commercial Development       Industrial Development       Residential Development

Type of Review Requested:

- Development Plan Over 10,000 square feet  
 Development Plan Under 10,000 square feet  
 Multi-Family Residential Development Plan

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

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

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

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

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

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

**ADDITIONAL PROJECT INFORMATION**

Total Building Square Footage: \_\_\_\_\_

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

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

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

Is Parcel(s) in an MSHCP "Criteria Cell": YES \_\_\_\_\_ NO \_\_\_\_\_ (Go to [www.rcip.org](http://www.rcip.org) to find out)

**APPLICANT/REPRESENTATIVE/OWNER INFORMATION**

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

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

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

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

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

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

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

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

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

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

**Owner Certification**

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

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

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

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

# DEVELOPMENT PLAN APPLICATION SUBMITTAL REQUIREMENTS

Initial Submittal Requirements	COM	IND	RES
Completed and Signed Application and Filing Fee	1	1	1
Site Plan (Described in Section A)	21	21	21
Floor Plan/Roof Plan/ (Described in Section B)	21	21	21
Proposed Structure Elevations (Described in Section C)	21	21	21
Conceptual Landscape Plan (Described in Section D)	21	21	21
Conceptual Grading Plan (Described in Section E)	21	21	21
Conceptual Colored Landscape Plan	4	4	4
Proposed Structure Color Elevations (Described in C1)	2	2	2
Proposed Color 3-D Perspective Rendering (only for proposed buildings in the Old Town Specific Plan three or more stories in height). This 3-D rendering is intended to show building height, mass and relative position to its surroundings and neighboring buildings in Old Town. (Described in Section C2)	1	-	1
8 1/2" X 11" Color Photos (Described in Section F)	1	1	1
Material Sample Board (Described in Section G)	1	1	1
Photometric Plan (Described in Section H)	1	1	1
Materials for Architectural Review (Described in Section I)	1	1	1
Statement of Operations (Described in Section J)	21	21	21
MSHCP Information (Described in Section K)	1	1	1
A \$60 check made payable to "University of California Regents" and USGS 7.5' series quadrangle map (Consult with the Planning Department) (Described in Section L)	1	1	1
Project-Specific Water Quality Management Plan based on the Initial Applicability Checklist and Conceptual Acceptance Requirements (Described in Section M). Consult with Public Works to assist in determining if this item is required.	1	1	1
Hazardous Waste Site Information Form (Described in Section N)	1	1	1
Developer Disclosure Statement (attached)	1	1	1

<b>Initial Submittal Requirements</b>	<b>COM</b>	<b>IND</b>	<b>RES</b>
Preliminary title report with <u>all</u> referenced supporting documents	2	2	2
Letter of Justification (Described I Section Q)	21	21	21
Traffic Study/Analysis (Consult with Public Works)	1	1	1
Drainage Study/Analysis (Consult with Public Works)	1	1	1
Preliminary Soils and Geotechnical Report (Consult with Public Works to determine if this item is required)	2	2	2
Chemical Classification / Quantification Packet (See Fire Department for package)	1	1	1

<b>Submittal Requirements Prior to Hearing</b>	<b>COM</b>	<b>IND</b>	<b>RES</b>
Public Hearing Information (Described in Section O)	1	1	1
Spiral Bound Color 11"x17" reduction of all exhibits	8	8	8
8 ½"x11" reduction of all exhibits	1	1	1
8 ½"x11" reduction of all previously approved exhibits	1	1	1
Mounted final color building elevations (3'x4')	1	1	1
Full size set of final site plan, elevations, floor plans, grading plan and landscape plan folded to 8½"x11"	5	5	5
Final Color 3-D perspective rendering (only for proposed buildings located within the Old Town Specific Plan that are three or more stories in height). This 3-D rendering is intended to show building height, mass and relative position to its surroundings and neighboring buildings in Old Town. (Described in Section C2). <i>This is a proposed final version for presentation to the Planning Commission.</i>	1	1	1
Developer Disclosure Statement – updated (if Planning Commission/City Council approval required)	1	1	1
CD of all project plans in JPEG or PDF format. Electronic file sizes should be limited to 5MB for black and white sheets and 10MB for color sheets	1	1	1

## 2. PLAN PREPARATION AND GUIDELINES

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

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

### SECTION A. SITE PLAN CONTENT

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

The following information shall be included on the plan:

- Name, address, and phone and fax number of applicant, owner, architect and/or engineer.
- Graphic scale (with bar scale) and north arrow
- Vicinity map
- Date Site Plan prepared
- Data table formatted in the following order:

<input type="checkbox"/>	Assessors Parcel Number		
<input type="checkbox"/>	Street Address (if available)		
<input type="checkbox"/>	Legal description of the property. (i.e. Tract/Parcel Map and Lot(s)/parcel(s)		
<input type="checkbox"/>	Zoning designation		
<input type="checkbox"/>	General Plan designation		
<input type="checkbox"/>	Existing land use/proposed land use		
<input type="checkbox"/>	Total Gross Area:	square feet	acres
<input type="checkbox"/>	Total Net Area:	square feet	acres
<input type="checkbox"/>	Total Building Area:	square feet	FAR
<input type="checkbox"/>	Lot coverage:	<u>Square Feet</u>	<u>Percentage</u>
<input type="checkbox"/>	<input type="checkbox"/> Building area	s.f.	%
<input type="checkbox"/>	<input type="checkbox"/> Parking area	s.f.	%
<input type="checkbox"/>	<input type="checkbox"/> Landscaping area	s.f.	%
<input type="checkbox"/>	Parking:	<u>Spaces Required</u>	<u>Spaces Provided</u>
<input type="checkbox"/>	<input type="checkbox"/> Ratio/square foot of use(s)	spaces	spaces
<input type="checkbox"/>	<input type="checkbox"/> Number of disabled spaces	spaces	spaces
<input type="checkbox"/>	<input type="checkbox"/> Total Parking	spaces	spaces
<input type="checkbox"/>	Floor Area Ratio		
<input type="checkbox"/>	Occupancy classification (per Uniform Building Code)		
<input type="checkbox"/>	Type of construction (per Uniform Building Code)		
<input type="checkbox"/>	Indicate if building has fire sprinklers and/or alarm		
<input type="checkbox"/>	Number of stories		
<input type="checkbox"/>	Height of building (as measured from the pre-existing grade, finished grade or floor protection elevation, which ever is lowest to highest point on roof)		

- Existing property lines in bold and label all dimensions (metes and bounds)
- Location and dimensions of all existing and proposed easements (with record reference)
- Proposed lot lines and dimensions, if applicable
- Delineate and label the minimum setbacks from all property lines
- Location and dimension of all existing and proposed structures, including building setbacks
- Location and dimension of all landscaping and pedestrian walkways (shaded)
- Location and typical dimension of drive aisles, loading zones and parking stalls
- Location of existing and proposed onsite fuel tanks

- Location and dimension of all trash enclosure(s)
- Location of monument sign(s) (existing and proposed)
- All proposed public improvements, including cross sections
- Location of existing or proposed fire hydrants within 500 feet of project site
- Location of existing or proposed Fire Department connections (within 50 feet of a public hydrant and 40 feet away from the building)
- Location of existing or proposed Post Indicator Valve
- Label interior and exterior turning radius dimensions at entries and drive aisles for emergency vehicle access (minimum interior – 37 feet; exterior – 56 feet; wheel cuts – 50 feet)
- Location and dimension of all walls and fences
- Location of all structures, driveways, parking areas, trees and adjoining property lines within 50 feet of the perimeter of the subject property
- Zoning and existing land use of adjacent parcels
- Phasing of the project (if proposed)
- Americans with Disabilities Act (ADA) path of travel (horizontal path of travel only)
- Location, type and height of all existing and proposed street, parking and pedestrian lights (Indicate any to be relocated)

## SECTION B. FLOOR PLAN/ROOF PLAN CONTENTS

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

- Proposed use for each room (if available)
- Proposed square footage for each room
- Restrooms
- Exits
- Doors
- Hallways
- Corridors
- Elevators
- Patio
- Fire sprinkler riser room (with direct exterior access)
- Fire alarm control panel
- Location of Knox Box
- Location of Fire Department connection (if wall mounted)

The following information shall be included on the roof plan:

- All roof pitches and direction of fall
- Location and detail of all mechanical equipment
- Spot elevations or other cross-sections necessary to verify that all mechanical equipment is fully screened

## SECTION C. BUILDING ELEVATION(S) CONTENT

Scale: No less than 1/4" (large projects no less than 1/8" with 1/4" details).

Illustrative building elevations showing all sides of proposed (and existing, if applicable) buildings and accessory structures (trash enclosures, walls, carports, etc.). Include cross-section(s) of building(s) with proposed grades.

The following information shall be included on the elevation plans:

- Name, address and phone number, of the applicant, architect and/or engineer
- Location of building address and wall mounted signs for all sides of the building(s)
- Shading, as applicable, to give the elevations some graphic dimension

- ❑ Location of walls and fences
- ❑ Roof top mechanical equipment screens
- ❑ A schedule for colors and materials (which corresponds to the color and material board) and specific location of their use
- ❑ Height of buildings with dimensions

### SECTION C1. BUILDING COLOR ELEVATION(S) CONTENT

Scale: No less than 1/4" (large projects no less than 1/8" with 1/4" details).

Illustrative building elevations showing all sides of proposed (and existing, if applicable) buildings and accessory structures (trash enclosures, walls, carports, etc.). Include cross-section(s) of building(s) with proposed grades. Colors used on the color elevations shall match those used on the material sample board (See Section F) to the greatest extent possible in order 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 with the planting materials indicated on the landscape plan.

### SECTION C2. COLOR 3-D PERSPECTIVE RENDERING CONTENT

This submittal requirement is only for proposed buildings three or more stories in height and located within the Old Town Specific Plan. The 3-D color perspective rendering may be submitted as an electronic version in JPEG or PDF format or as a virtual tour (in a format capable of being incorporated into Microsoft PowerPoint and compatible with existing software of the Planning Department). The intent is to illustrate the impact that the proposed building will have on its surroundings and neighboring buildings in Old Town. The proposed building image shall be superimposed into its site area in Old Town and provide a 360-degree 3-D illustration of the proposed building and its existing surroundings within a radius of 300 feet. Four views will be required from north, south, east and west perspective to illustrate the impact the proposed building will have as it relates to its location in Old Town.

### SECTION D. LANDSCAPE PLAN CONTENT

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

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

- ❑ Name, address, and phone number of applicant, architect, engineer and/or landscape architect
- ❑ Scale and north arrow.
- ❑ Location of all proposed buildings, paved surfaces, walls/fences and sidewalks
- ❑ Roof outlines including eave overhang
- ❑ Location, size and identification of all existing and proposed plant material, trees, shrubs and groundcover. Note on plans whether existing landscape is to be removed.
- ❑ A planting legend that identifies plant varieties (botanical and common names), sizes, quantities, and spacing
- ❑ Location and elevation of mounding, if proposed
- ❑ Graphically indicate all slopes, which equal or exceed 3:1
- ❑ Graphically indicate all vehicle sight lines
- ❑ Generally describe type of irrigation system to be implemented



## SECTION E. CONCEPTUAL GRADING PLAN CONTENT

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

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

The following information shall be included on the plan:

- Title Block
  - Name, address, and phone and fax number, of applicant, owner and engineer
- Legend, north arrow, bar and graphic scale, vicinity map
- Data Table
  - Assessor's Parcel Number(s)
  - Project Name
  - Legal description (i.e. Tract/Parcel Map and lot(s)/parcel (s))
  - Approximate earthwork quantities (CY)
  - Date and Source of Topography (should be current)
- Metes and bounds (i.e. bearing and distance)
- Location and dimensions of all existing and proposed easements
- Existing topography, proposed grades, and natural features to 50 feet from the perimeter of the subject property at minimum two-foot contour intervals
- All slopes greater than 2:1 must be clearly labeled
- Limits of FEMA floodplains and floodways (if applicable)
- Delineation of special hazard zones (i.e., earthquake faults and liquefaction zones)
- Proposed grading; structures, curbs, retaining and/or sound walls (top and footing elevations), gutters, pavement, walks, swales, mounding, slopes, open space, trails, etc.) per the appropriate City standard
- Pad and finished floor elevations
- Location and dimension of all proposed public improvements, including cross sections
- Locations of existing public and proposed utilities (including sewer and water)
- Cross-sections at all property lines
- Driveway, street slopes and surfaces in plan view and cross section
- Drainage and flood control facilities, including size and type
- Americans with Disabilities Act (ADA) path of travel

## SECTION F. 8 1/2" X 11" COLOR PHOTOS

8 1/2"x11" color photos from interior of site looking north, south, east, and west with direction attached to each photo. Additionally, photos of the project site from off-site in all directions.

## SECTION G. MATERIAL SAMPLE BOARD

Size: No larger than 8 1/2"x11". An 8 1/2"x11" photo shall also be provided for the file. The material sample board is intended to provide a fair representation of the major exterior materials to be used on the project together with colors and stains. Therefore, no photographs of the materials will be accepted on the material sample boards. The color and material board shall be used in conjunction with the schedule on the elevations in order to determine the specific location and use of colors and materials. The board should be of rigid material (cardboard or foam board, not wood) and shall show the following:

- Sample of all roofing materials
- Sample of all siding materials
- Sample of window glazing materials
- Sample of all window frames
- Sample of all canvas awning materials
- Samples of all paint colors to be used on the buildings applied to the surface of actual

- exterior building material samples
- Manufacturers name and identification numbers of paint colors that correspond to the proposed materials
- Exterior light fixture details
- Sample of decorative paving treatments – color, finish, pattern

#### **SECTION H. PHOTOMETRIC PLAN**

Include a plan that demonstrates a minimum of one footcandle of illumination throughout the entire onsite parking area.

#### **SECTION I. MATERIALS FOR ARCHITECTURAL REVIEW**

The City of Temecula contracts with an Architect to provide an unbiased third party review of all new projects. Provide an electronic version of the following information in JPEG or PDF format omitting all leader lines and callouts:

- Color photos from interior of site looking north, south, east, and west with direction identified for each photo
- Site plans
- Building elevations
- Floor plans
- Landscape plans

#### **SECTION J. STATEMENT OF OPERATIONS**

Provide a written statement outlining your request for a Development Plan. Your response must give a detailed description of the proposed use and shall include, but is not be limited to:

- Hours and days of operation
- Number of employees
- Number of required parking
- Average daily peak trips generated
- Type of equipment or processes used
- Description of hazardous materials (existing and new)
- Other descriptions that effectively describe the proposed use

#### **SECTION K. MSHCP INFORMATION**

The Riverside County Multi-Species Habitat Conservation Plan has identified areas in the City as “Criteria Cells” that require mitigation for habitat conservation. To find out if your project is within a Criteria Cell area, please go to the MSHCP website at [www.rcip.org](http://www.rcip.org). From this home page, click on Conservation Summary Report Generator. You will be redirected to a page where you can input the parcel number. If there is more than one parcel number, you must input them one at a time and print out each report individually. A report for each parcel must be attached to the application at time of submittal.

#### **SECTION L. UNIVERSITY OF CALIFORNIA REGENTS**

***Provide a check made payable to University of California Regents for cultural resource review along with a copy of a USGS Quad map not reduced or enlarge (7.5' Series) showing location of project site. Check for shall be made payable to University of California Regents in the amount of \$60 required by University of California.***

## SECTION M. WQMP INITIAL APPLICABILITY AND CONCEPTUAL ACCEPTANCE CHECKLISTS

Step One: Fill out the Initial Applicability Checklist. If “yes” can be answered to any of the criteria outlined in the Initial Applicability checklist, a Water Quality Management Plan (WQMP) is required for the project and will have to be submitted with the application materials at the time of submittal. Go to Step Two below. [NOTE: If “no” is answered to **all** of the criteria outlined in the Initial Applicability checklist, then a Water Quality Management Plan is not needed for the initial submittal].

Step Two: A WQMP, including the completed Initial Applicability Checklist must be submitted if “yes” was answered in any of the criteria outlined in the Initial Applicability checklist. In addition, the Conceptual Checklist and Supplemental Slipsheets must be completed and submitted with the application materials along with the WQMP. The WQMP template, checklists and slipsheets are available online at:

<http://www.cityoftemecula.org/Temecula/Government/PublicWorks/WQMPandNPDES/WQMP.htm>



## WATER QUALITY MANAGEMENT PLAN (WQMP)

### INITIAL APPLICABILITY CHECKLIST

**Applicant Name:** \_\_\_\_\_

**Planning Application Number:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

<b>Does the proposed project incorporate any of the following categories?</b>		<b>Yes</b>	<b>No</b>
<b>(All questions must be answered)</b>			
<b>1</b>	<p><b>Modifications to Existing Developments</b> – This category includes projects that create, add, or replace 5,000 sq. ft. or more of impervious surface <u>on an already developed site</u>. This category includes:</p> <p>(a) Expansion of a building footprint, or addition or replacement of a structure;</p> <p>(b) Increase in the gross floor area, or major exterior construction or remodeling;</p> <p>(c) Replacement of impervious surfaces that are not part of routine maintenance activities;</p> <p>(d) Land disturbing activities related to a structure or impervious surface.</p> <p><b>Note:</b> If modifications create less than 50% of the impervious surface of a previously existing development, and the existing development was not originally subject to WQMP requirements, a WQMP shall be required only to the addition, and not to the entire development.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Residential Development</b> - This category includes subdivisions of single-family homes, multi-family homes, condominiums, and apartments consisting of 10 or more dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Non-Residential Development</b> - This category includes projects where the land area for development is greater than 100,000 sq. ft.	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Automotive Maintenance and Repair Shops</b> - This category includes facilities engaged in general maintenance and mechanical repairs, body and upholstery repair, painting, transmission and exhaust repair, tire servicing; and glass repair.	<input type="checkbox"/>	<input type="checkbox"/>
<b>5a</b>	<b>Restaurants</b> - This category includes all eating and drinking establishments where the land for development is greater than 5,000 sq. ft.	<input type="checkbox"/>	<input type="checkbox"/>
<b>5b</b>	<b>Restaurants</b> where the land area for development is less than 5,000 sq. ft. are only required to follow the site design and source control requirements of the WQMP.	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hillside Development</b> – This category includes any developments that create more than 5,000 sq. ft. of impervious surface, are located in an area with known erosive soil conditions, and where the project will require grading natural slopes of 25% (4:1) or steeper.	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<p><b>Environmentally Sensitive Areas (ESAs)</b> – 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 the area of imperviousness by 10% or more of its naturally occurring condition.</p> <p><b>Note:</b> "Directly adjacent" means 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 modification, and not commingled with flows from adjacent lands.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Parking Lots</b> – This category includes projects that create 5,000 sq. ft. or more of impervious surface for temporary parking or storage of motor vehicles. This category includes parking areas associated with any of the developments outlined above. Routine maintenance, including removal and replacement, is exempt.	<input type="checkbox"/>	<input type="checkbox"/>
<b>9</b>	<b>Streets, Roads, Highways &amp; Freeways</b> – This category includes projects that create 5,000 sq. ft. or more of impervious surface for transportation of motor vehicles. Routine maintenance, including removal and replacement, is exempt.	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Retail Gasoline Outlets</b> – This category applies if either of the following criteria is met: (a) 5,000 sq. ft. or more of impervious surface, or (b) a projected 'Average Daily Traffic' count of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>

**If you answered "YES" to any of the questions above, a project-specific Water Quality Management Plan must be prepared and submitted (see next page).**

### **Conceptual-Level Water Quality Management Plan (WQMP)**

A conceptual WQMP shall be submitted as part of the initial application submittal package. Applicants shall confer with the City's engineering staff to ensure adherence with the latest version of the Project-Specific WQMP Template. At a minimum, the following sections of the WQMP template shall be satisfied at this submittal stage. Each section shall adhere to all of the items outlined in the Conceptual Acceptance checklist.

<b>WQMP Section</b>	<b>Title of Section</b>
<b>I</b>	Project Description
<b>III</b>	Pollutants of Concern
<b>IV</b>	Hydrologic Conditions of Concern (Preliminary Surface Hydrology)
<b>V.1</b>	Site Design BMPs
<b>V.3</b>	Treatment Control BMPs
<b>VI</b>	Operation and Maintenance Responsibility for Treatment Controls
<b>Appendix B</b>	WQMP Site Plan
<b>Appendix C</b>	Supporting Detail related to Hydrologic Conditions of Concern (Preliminary Surface Hydrology)
<b>Appendix E</b>	Soil and Percolation Reports that specifically address soil infiltration properties
<b>Appendix F</b>	Treatment Control BMP Sizing Calculations and Design Details

Visit the City's website for detailed information on WQMP requirements:

<http://www.cityoftemecula.org/Temecula/Government/PublicWorks/WQMPandNPDES/WQMP.htm>

**SECTION N. HAZARDOUS WASTE SITE INFORMATION FORM**

Government Code Section 65962.5, which became effective July 1, 1987, 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 without this signed statement.

**PART A**

TO DETERMINE IF YOUR PROJECT IS WITHIN THE ONE-MILE RADIUS OF A HAZARDOUS WASTE SITE refer to the following list of State identified Hazardous Waste Sites. Identify the listed site by placing a check in the box provided and sign and date this form.

Is the project within a one-mile radius of an identified hazardous waste site? Yes  No

REGIONAL WATER QUALITY CONTROL BOARD HAZARDOUS WASTE SITES

- Rancho California Water District, 28061 Diaz Road, Temecula, CA 92590
- Borg Warner Mechanical Seal, 27941 Front Street, Temecula, CA 92590
- Chevron Service Station, 28900 Rancho California Road, Temecula, CA 92590
- Plant Equipment, Inc., 28075 Diaz Road, Temecula, CA 92590
- Mobil, 28111 Front Street, Temecula, CA 92590
- Penfold Properties, 28545 Front Street, Temecula, CA 92590
- C.L. Pharris Ready Mix Plant, 29065 Front Street, Temecula, CA 92590
- Temecula Fuel Center, 44987 Front Street, Temecula CA 92590
- Arco, 27641 Ynez Road, Temecula, CA 92590

**PART B**

TO DETERMINE IF YOUR PROJECT IS WITHIN A ONE-MILE RADIUS OF A PUBLIC WELL SITE, which could potentially be affected by a hazardous waste generator, refer to the following list of State identified Public Well Sites. Identify the listed site by placing a check in the box provided and sign and date this form on the last page.

Is the project within a one-mile radius of an identified public well? Yes  No

DHS3 PUBLIC WELL SITES SERVING MORE THAN 200 CONNECTIONS

- Rancho Cal WD (#102), SW 1/4, SE 1/4, Sec. 2, T8S, R3W
- Rancho Cal WD (#114, 113), SE 1/4, NE 1/4, Sec. 25, T7S, R2W

I (we) certify that I (we) have investigated and completed this hazardous waste site form, and that my (our) answers are true and correct to the best of my (our) knowledge.

Owner/Representative \_\_\_\_\_ Date \_\_\_\_\_

## SECTION O. PUBLIC HEARING REQUIREMENTS

***The following information may be obtained by requesting a "Radius Package" from a title insurance company.***

The following items will be required prior to scheduling the application for public hearing:

1. **TWO** identical packages to be inserted in separate 9 1/2" x 12 1/2" manila envelopes. These envelopes shall indicate the case number and the word "labels," and shall contain the following:
  - a. One typed set of gummed labels (**30 labels per sheet**) indicating all the property owners' names and the mailing addresses that are within a 600-foot radius of the exterior of the proposed tract boundaries (this list shall be ascertained from the last equalized assessment roll). The Planning Application Number shall be located on all label sheets.  
  
**\*A minimum of the 30 nearest individual property owners (persons owning multiple properties shall only be counted once) shall be provided. Applicant is responsible for crossing out all duplicate labels.**
  - b. A photocopy of the aforementioned labels
  - c. One label for the representative/engineer
  - d. One label for the owner
2. Four typed sets of gummed labels of the owner, engineer, and representative with their mailing addresses. Do not include duplicate sets where representative and owner, etc., are the same. These should be inserted in a letter-sized envelope and stapled to the outside of one of the large manila envelopes mentioned in item 1 above.
3. Certification by the Title Company, engineer, or surveyor that the above list is complete and accurate. The Tax Assessor's Office will not prepare or certify the property owner list (see certification form attached).
4. On a copy of your assessors parcel map show all the parcels within the noticing radius. On the map, print the names of all property owners within the noticing radius as they are listed on the gummed labels.

**PROPERTY OWNERS CERTIFICATION**

I, \_\_\_\_\_, certify that on \_\_\_\_\_  
(Print Name) (Month-day-year)

the attached property owners list was prepared by

\_\_\_\_\_ Pursuant to application

requirements furnished by the City of Temecula Planning Department. Said list is a complete and true compilation of owner of the subject property and all other property owners within **600 feet (or the 30 nearest individual property owners, whichever creates the greatest number of public notices (persons owning multiple properties shall only be counted once)** of the property involved in the application and is based upon the latest equalized assessment rolls.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or erroneous information may result in processing delays or be grounds for rejection or denial of the application.

NAME: \_\_\_\_\_

TITLE/REGISTRATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ (Daytime phone no.)

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

CASE NO.: \_\_\_\_\_



**CITY OF TEMECULA  
DEVELOPMENT APPLICATION  
DEVELOPER DISCLOSURE STATEMENT**

This portion of the Application must be fully completed and signed by the Applicant. If not fully completed and signed, the Application will be deemed incomplete. Additionally, this portion of the Application must be fully completed and signed by the Applicant and filed with the Planning Department again not less than five nor more than ten days prior to the hearing before the Planning Commission and not less than five nor more than ten days prior to the hearing before the City Council, if any.

1. Address of subject property: \_\_\_\_\_  
Cross street: \_\_\_\_\_

2. Date this Disclosure Statement is completed: \_\_\_\_\_

3. 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

4. Name of each Owner of the subject property: \_\_\_\_\_

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

5. 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
6. 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: ( ) Temecula or ( ) Other  
 \_\_\_\_\_