



City of Temecula

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

MODIFICATION APPLICATION

Introduction

This handout summarizes the City of Temecula's Modification requirements for previously approved Development Plans and Conditional Use Permits. Requirements are specified in Section 17.05.030 of the Development Code.

What is the purpose and intent of a Modification Application?

The purpose of a Modification Application is to provide for administrative approval of projects, which because of their limited size and scope, have minor aesthetic, land use or traffic implications and do not create significant impacts on public utilities or services. The administrative review process is intended to assure that such limited projects comply with all applicable City standards and ordinances, yet provides a streamlined review procedure.

When is a Modification Application required?

A Modification Application is required for proposed changes to previously approved Development Plans or Conditional Use Permits pursuant to Chapters 17.04.010 and 17.05.030.

Modifications include:

- Physical modification of the site.
- Increasing the height of the building by more than 10 feet or one story.
- An increase of more than 10% of the building footprint.
- A substantial change in the architecture of the building or substantial changes to the exterior elevations, including but not limited to the locations of windows and doors.
- A modification in the approved access to the project site.
- The shift of building location the effects the layout and location of the required parking, site access, or substantially changes the conceptual landscape plan.

- A change in the number of primary structures.
- Changes to the approved landscape plant palette.
- Changes in the exterior color or materials.

How do I apply for a Modification?

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 to determine if they are acceptable for filing. The application will be accepted at the counter if all submittal materials and fees have been provided.

Who approves Modification Applications?

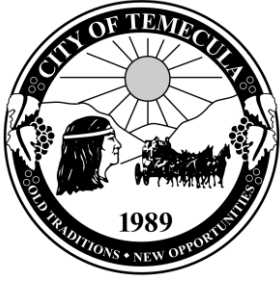
The approval of modifications requires consideration of the original approval body. Modifications that were approved at a Director's Hearing may be approved administratively by the Director of Planning. The Director of Planning may refer any modifications or changes in building design to the Planning Commission for consideration.

What are the criteria for approval?

Proposed modifications are subject to the original findings. In addition, modifications may be approved with "Conditions of Approval" which are deemed necessary to protect the public health, safety, general welfare and to assure compliance with the City of Temecula Development Code, Design Guidelines and other appropriate regulations.

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

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



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Date Stamp

PROJECT CLASSIFICATION
PA# _____
DEV# _____
PRJ# _____
LDC# _____

MODIFICATION APPLICATION (Development Plans or Conditional Use Permits)

PROJECT INFORMATION (INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED)

Application Type (Check One):

- Major Modification Minor Modification Minor Modification (Planning Review Only)

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 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.

MODIFICATION APPLICATION SUBMITTAL REQUIREMENTS

Initial Submittal Requirements	Major MOD	Minor MOD	Planning Review only
Completed and Signed Development Application and Filing Fee	1	1	1
Site Plan (Described in Section A)	26	21	3
Floor Plan/Roof Plan (Described in Section B)	6	6	3
Proposed Building Elevations (Described in Section C1)	6	6	3
Conceptual Landscape Plan (Described in Section D)	6	6	3
Preliminary Grading Plan (Described in Section E)	6	6	3
Proposed Building Color Elevations (Described in Section C2)	2	2	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
CD with Architectural Review Materials (Described in Section H)	1	-	-
Statement of Operations (Described in Section I)	26	21	3
MSHCP Information (Described in Section J)	1	1	-
Project-Specific Water Quality Management Plan based on the Initial Applicability Checklist and Conceptual Acceptance requirements (Described in Section K). Consult with Public Works to assist in determining if this item is required.	2	2	-
Hazardous Waste Site Information Disclosure Form (Described in Section L)	1	1	1
Preliminary Soils and Geotechnical Report (Consult with Public Works to determine if this item is required)	2	2	-
Chemical Classification / Quantification Packet (See Fire Department for package)	1	1	-
Preliminary title report with <u>all</u> referenced supporting documents	2	2	2
Traffic Study/Analysis (Consult with Public Works)	1	1	-
Drainage Study/Analysis (Consult with Public Works)	1	1	-
Developer Disclosure Statement (attached)	1	-	-

Submittal Requirements Prior to Hearing	Major MOD	Minor MOD	Planning Review only
Public Hearing Information (Described in Exhibit M)	1	-	-
Spiral Bound Color 11"x17" reduction of all exhibits	8	-	-
8 ½"x11" reduction of all exhibits	1	-	-
Mounted final color building elevations (3'x4')	1	-	-
Full size set of final site plan, elevations, floor plans, grading plan and landscape plan folded to 8½"x11"	6	-	-
Developer Disclosure Statement - updated	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		

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), shall be folded into 1/8 sections with a folded size not to exceed 8 1/2" X 11". All plans shall be clear, legible and accurately scaled. The site plan, landscape 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 C1. 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 C2. 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 sample board (See Section G) 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 D. CONCEPTUAL 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. PRELIMINARY 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; size and type
- Americans with Disabilities Act (ADA) path of travel

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

8 1/2" X 11" 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 an off-site location 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. 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 I. 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
- Amount 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 J. MSHCP INFORMATION

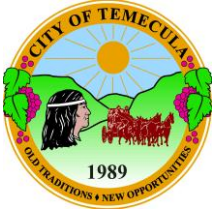
The Riverside County Multi-Species Habitat Conservation Plan has identified areas in the City as “Criteria Cells” that require mitigation for habitat conservation. To find out if your project is within a Criteria Cell area, please go to the MSHCP website at www.rcip.org. From this home page, click on 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 K. 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: _____

Does the proposed project incorporate any of the following categories?		Yes	No
(All questions must be answered)			
1	<p>Modifications to Existing Developments – 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>Note: 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"/>
2	Residential Development - 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"/>
3	Non-Residential Development - This category includes projects where the land area for development is greater than 100,000 sq. ft.	<input type="checkbox"/>	<input type="checkbox"/>
4	Automotive Maintenance and Repair Shops - 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"/>
5a	Restaurants - 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"/>
5b	Restaurants 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"/>
6	Hillside Development – 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"/>
7	<p>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 the area of imperviousness by 10% or more of its naturally occurring condition.</p> <p>Note: "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"/>
8	Parking Lots – 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"/>
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. Routine maintenance, including removal and replacement, is exempt.	<input type="checkbox"/>	<input type="checkbox"/>
10	Retail Gasoline Outlets – 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.

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